FINANCE

REPORT 2023

Cover photo
28 000 square metres of services space on 15 floors: the Alto Pont-Rouge, designed by Geneva architects Brodbeck-Roulet and located right by Lancy-Pont-Rouge railway station, is one of the first buildings in Geneva to be certified under the Swiss Sustainable Building Standard (SNBS). The building was awarded the Western Switzerland Real Estate Prize in the «Activity and Administration» category.

Swiss Prime Site – Partner for Swiss property
We are one of Europe's leading real estate companies. Our high-quality portfolio in Switzerland includes both our own properties and assets managed for third parties. To our investors and clients, we offer a broad range of products and investment opportunities in commercial as well as residential real estate. These include our share, funds and investment foundations, and advisory services.

Reporting structure
Our stakeholder-oriented 2023 reporting consists of the online report and other stock exchange-related chapters as PDF downloads, as well as the printed annual magazine «Review 2023». Our non-financial report in accordance with the requirements of the Swiss Code of Obligations (Articles 964b and 964c) is available separately.

Selected group key figures

Continuing operations	in	01.01.–31.12.2022 or 31.12.2022	01.01.–31.12.2023 or 31.12.2023	Change in %
Rental income from properties	CHF m	432.8	438.3	1.3
EPRA like-for-like change relative	%	2.0	4.3	115.0
Income from asset management	CHF m	52.0	49.7	– 4.4
Income from retail	CHF m	132.1	126.5	– 4.2
Total operating income	CHF m	646.6	658.6	1.9
Revaluation of investment properties, net	CHF m	169.7	– 250.5	– 247.6
Result from investment property sales, net	CHF m	50.9	13.0	– 74.4
Operating result before depreciation and amortisation (EBITDA)	CHF m	591.3	158.1	– 73.3
Operating result (EBIT)	CHF m	549.7	152.5	– 72.3
Profit	CHF m	397.1	86.7	– 78.2
Return on equity (ROE)	%	6.1	1.3	– 78.7
Return on invested capital (ROIC)	%	3.2	1.2	– 62.5
Earnings per share (EPS)	CHF	5.18	1.13	– 78.2
Funds from operations per share (FFO I)	CHF	4.00	4.05	1.3
Continuing and discontinued operations excluding revaluations effects				
Operating result before depreciation and amortisation (EBITDA)	CHF m	448.6	562.2	25.3
Operating result (EBIT)	CHF m	389.6	553.3	42.0
Profit	CHF m	300.6	459.8	53.0
Return on equity (ROE)	%	4.7	6.8	44.7
Return on invested capital (ROIC)	%	2.6	3.9	50.0
Earnings per share (EPS)	CHF	3.92	5.99	52.8
Funds from operations per share (FFO I)	CHF	4.26	4.12	– 3.3
Key balance sheet figures				
Shareholders' equity	CHF m	6 569.3	6 537.4	– 0.5
Equity ratio	%	47.7	47.4	– 0.6
Liabilities	CHF m	7 201.9	7 240.9	0.5
Loan-to-value ratio of property portfolio (LTV)[1]	%	38.8	39.8	2.6
NAV before deferred taxes per share[2]	CHF	102.96	102.05	– 0.9
NAV after deferred taxes per share[2]	CHF	85.64	85.21	– 0.5
EPRA NTA per share	CHF	102.69	101.52	– 1.1
Real estate portfolio				
Fair value of real estate portfolio	CHF m	13 087.7	13 074.6	– 0.1
of which projects/development properties	CHF m	1 117.3	853.3	– 23.6
Number of properties	number	176	159	– 9.7
Rental floor space	m^2	1 653 456	1 678 217	1.5
Vacancy rate	%	4.3	4.0	– 7.0
Average nominal discount rate	%	3.72	4.04	8.6
Net property yield	%	3.1	3.1	–
Employees				
Number of employees as at balance sheet date	persons	1 779	674	– 62.1
Full-time equivalents as at balance sheet date	FTE	1 567	570	– 63.6

[1] Receivables secured by bank guarantees were deducted from financial liabilities in the financial year 2023
[2] Asset Management, Retail and Corporate & Shared Services segments are included at book values and not at fair values

Consolidated financial statements

Consolidated income statement

in CHF 1 000	Notes	01.01.–31.12.2022[1]	01.01.–31.12.2023
Rental income from properties	4	432 797	438 265
Income from sale of trading properties	4	15 702	39 473
Income from real estate developments	4	9 132	–
Income from asset management	4	52 016	49 711
Income from retail	4	132 130	126 534
Other operating income	4	4 806	4 595
Operating income		**646 583**	**658 578**
Revaluation of investment properties, net	**5.2**	**169 739**	**–250 493**
Result from investments in associates		**2 540**	**796**
Result from investment property sales, net	**5.3**	**50 877**	**13 005**
Real estate costs	5.4	–68 836	–64 590
Cost of trading properties sold		–13 616	–33 601
Cost of real estate developments		–8 051	–
Cost of goods sold		–75 219	–60 497
Personnel costs	7.1	–82 136	–79 677
Other operating expenses	7.2	–33 728	–29 997
Depreciation, amortisation and impairment		–41 625	–5 654
Capitalised own services		3 127	4 592
Operating expenses		**–320 084**	**–269 424**
Operating result (EBIT)		**549 655**	**152 462**
Financial expenses	6.2	–44 815	–77 373
Financial income	6.2	354	1 071
Profit before income taxes		**505 194**	**76 160**
Income taxes	7.3	–108 122	10 534
Profit from continuing operations		**397 072**	**86 694**
Profit after tax from discontinued operations	9.10	7 357	149 324
Profit attributable to shareholders of Swiss Prime Site AG		**404 429**	**236 018**
Earnings per share (EPS) from continuing operations, in CHF	3.1	5.18	1.13
Diluted earnings per share from continuing operations, in CHF	3.1	4.88	1.10
Earnings per share (EPS), in CHF	**3.1**	**5.27**	**3.08**
Diluted earnings per share, in CHF	**3.1**	**4.97**	**2.95**

[1] The comparative figures have been split into continuing and discontinued operations and restated in accordance with the requirements of IFRS 5. Further disclosures required by IFRS 5 are shown in Note 9.10

The notes form an integral part of the consolidated financial statements.

Consolidated statement of comprehensive income

in CHF 1000	Notes	01.01.–31.12.2022	01.01.–31.12.2023
Profit		**404 429**	**236 018**
Revaluation of owner-occupied properties, net	5.2	9 489	–7 571
Deferred taxes on revaluation of owner-occupied properties		–1 870	1 492
Remeasurement of net defined benefit assets	9.7	–74 441	6 488
Deferred taxes on remeasurement of net defined benefit assets		14 888	–1 297
Items that will not be reclassified subsequently to profit or loss		**–51 934**	**–888**
Remeasurement of cash flow hedge	8	–	–9 265
Reclassification of hedging reserves to the income statement	8	–	–79
Deferred taxes on remeasurement of cash flow hedge		–	1 869
Items that will be reclassified subsequently to profit or loss		**–**	**–7 475**
Other comprehensive income after income taxes		**–51 934**	**–8 363**
Comprehensive income attributable to shareholders of Swiss Prime Site AG		**352 495**	**227 655**

The notes form an integral part of the consolidated financial statements.

Consolidated balance sheet

in CHF 1 000	Notes	31.12.2022	31.12.2023
Assets			
Cash		21 201	22 069
Securities		1 130	454
Accounts receivable	9.1	42 659	28 532
Other current receivables		2 638	78 083
Current income tax assets		3 731	3 323
Inventories	9.2	28 004	36 725
Trading properties	5.2	73 959	1 893
Accrued income and prepaid expenses		39 816	19 761
Assets held for sale	5.2	109 073	176 634
Total current assets		**322 211**	**367 474**
Net defined benefit assets	9.7	5 752	16 015
Non-current financial assets		9 501	12 016
Investments in associates		53 948	52 591
Investment properties	5.2	12 587 234	12 595 073
Owner-occupied properties	5.2	572 645	551 507
Tangible assets	9.3	3 892	596
Right-of-use assets	9.4	30 737	4 347
Goodwill	9.5	152 849	152 849
Intangible assets	9.3	32 267	17 542
Deferred income tax assets	7.3	186	8 255
Total non-current assets		**13 449 011**	**13 410 791**
Total assets		**13 771 222**	**13 778 265**
Liabilities and shareholders' equity			
Accounts payable		43 641	33 132
Current financial liabilities	6.1	355 867	506 535
Other current liabilities		110 145	18 223
Advance payments		31 080	29 629
Current income tax liabilities		44 375	42 528
Accrued expenses	9.6	138 940	131 140
Total current liabilities		**724 048**	**761 187**
Non-current financial liabilities	6.1	5 149 557	5 176 662
Other non-current financial liabilities	8	–	9 345
Deferred tax liabilities	7.3	1 328 320	1 293 330
Net defined benefit liabilities	9.7	–	359
Total non-current liabilities		**6 477 877**	**6 479 696**
Total liabilities		**7 201 925**	**7 240 883**
Share capital	6.4	153 437	153 437
Capital reserves	6.4	995 605	865 062
Treasury shares	6.4	–1 374	–4
Revaluation reserves		19 627	11 412
Retained earnings		5 402 002	5 507 475
Shareholders' equity attributable to shareholders of Swiss Prime Site AG		**6 569 297**	**6 537 382**
Total liabilities and shareholders' equity		**13 771 222**	**13 778 265**

The notes form an integral part of the consolidated financial statements.

Consolidated cash flow statement

in CHF 1 000	Notes	01.01.–31.12.2022	01.01.–31.12.2023
Profit		**404 429**	**236 018**
Depreciation, amortisation and impairment		59 013	8 910
Revaluation of investment properties, net	5.2	–169 739	250 493
Result from investment property sales, net	5.3	–50 877	–13 005
Result from sales of participations, net	9.10	–	–145 688
Result from investments in associates		–2 540	–796
Other non-cash items affecting net income		3 544	3 923
Financial expenses	6.2	45 217	77 343
Financial income	6.2	–485	–1 167
Income tax expenses	7.3	110 193	–9 434
Change in accounts receivable		13 696	3 023
Change in inventories		152	–8 721
Change in trading properties and real estate developments		–3 241	3 527
Change in net defined benefit assets		–2 029	–3 416
Change in other receivables and accrued income and prepaid expenses		389	–11 048
Change in accounts payable		18 221	27 309
Change in other current liabilities and accrued expenses		–22 932	45 183
Income tax payments		–38 160	–31 869
Cash flow from operating activities		**364 851**	**430 585**
Investments in investment properties		–378 777	–433 633
Divestments of investment properties		302 974	216 437
Investments in owner-occupied properties	5.2	–2 863	–5 672
Investments in tangible assets	9.3	–4 012	–170
Divestments of tangible assets	9.3	128	–
Acquisitions of group companies, less acquired cash	9.10	–118 732	–
Divestments of group companies, less disposed cash	9.10	–	–67 026
Investments in financial investments and shares in associated companies		–9 383	–3 300
Divestments of financial investments and shares in associated companies		1 795	851
Investments in intangible assets	9.3	–7 446	–2 802
Interest payments received		153	347
Dividends received		1 883	2 288
Cash flow from investing activities		**–214 280**	**–292 680**
Distribution to shareholders		–256 975	–260 794
Purchase of treasury shares	6.4	–3 088	–2 699
Issuance of bonds	6.1	–	149 565
Issuance of convertible loan	6.1	–	270 863
Repayment of convertible bond	6.1	–	–247 026
Issuance of financial liabilities	6.1	472 000	636 245
Repayment of financial liabilities	6.1	–412 062	–624 485
Interest paid		–43 179	–58 706
Cost capital increase and nominal value reduction		–722	–
Cash flow from financing activities		**–244 026**	**–137 037**
Change in cash		**–93 455**	**868**
Cash at beginning of period		114 656	21 201
Cash at end of period		**21 201**	**22 069**

The notes form an integral part of the consolidated financial statements.

Consolidated statement of changes in shareholders' equity

in CHF 1000	Notes	Share capital	Capital reserves	Treasury shares	Revaluation reserves	Retained earnings	Total shareholders' equity
Total as at 01.01.2022		**1162347**	**50016**	**–58**	**12008**	**5185369**	**6409682**
Profit		–	–	–	–	404429	404429
Revaluation of owner-occupied properties, net	5.2	–	–	–	9489	–	9489
Deferred taxes on revaluation of owner-occupied properties		–	–	–	–1870	–	–1870
Remeasurement of net defined benefit assets	9.7	–	–	–	–	–74441	–74441
Deferred taxes on remeasurement of net defined benefit assets		–	–	–	–	14888	14888
Other comprehensive income		**–**	**–**	**–**	**7619**	**–59553**	**–51934**
Comprehensive income		**–**	**–**	**–**	**7619**	**344876**	**352495**
Capital increase (acquisition Akara Group)		11448	54316	–	–	–	65764
Dividend to shareholders		–	–	–	–	–128504	–128504
Nominal value reduction – distribution to shareholders		–128471	–	–	–	–	–128471
Nominal value reduction – transfer to reserves		–891887	891590	–	–	261	–36
Share-based compensation		–	–317	3863	–	–	3546
Purchase of treasury shares	6.4	–	–	–5179	–	–	–5179
Total as at 31.12.2022		**153437**	**995605**	**–1374**	**19627**	**5402002**	**6569297**
Total as at 01.01.2023		**153437**	**995605**	**–1374**	**19627**	**5402002**	**6569297**
Profit		–	–	–	–	236018	236018
Revaluation of owner-occupied properties, net	5.2	–	–	–	–7571	–	–7571
Deferred taxes on revaluation of owner-occupied properties		–	–	–	1492	–	1492
Remeasurement of net defined benefit assets	9.7	–	–	–	–	6488	6488
Deferred taxes on remeasurement of net defined benefit assets		–	–	–	–	–1297	–1297
Remeasurement of cash flow hedge		–	–	–	–	–9265	–9265
Reclassification of hedging reserves to the income statement		–	–	–	–	–79	–79
Deferred taxes on remeasurement of cash flow hedge		–	–	–	–	1869	1869
Other comprehensive income		**–**	**–**	**–**	**–6079**	**–2284**	**–8363**
Comprehensive income		**–**	**–**	**–**	**–6079**	**233734**	**227655**
Distributions to shareholders		–	–130397	–	–	–130397	–260794
Share-based compensation		–	–146	4069	–	–	3923
Purchase of treasury shares	6.4	–	–	–2699	–	–	–2699
Reclassification of owner-occupied properties		–	–	–	–2136	2136	–
Total as at 31.12.2023		**153437**	**865062**	**–4**	**11412**	**5507475**	**6537382**

The notes form an integral part of the consolidated financial statements.

Notes to the consolidated financial statements

1 Introduction

Our strategy is based on two pillars: firstly, direct investments in high-quality properties in prime locations, primarily with commercial floor space, complemented by selective development projects. The focus of investment is properties and projects with sustainable, attractive returns and long-term potential for value growth. Secondly, we focus on the management of external real estate assets via funds, asset management mandates and on external asset management for third-party clients.

The following changes with significance for financial reporting took place in the reporting period:
- Sale of the Wincasa Group to Implenia (see note 9.10)
- Issue of a convertible loan in the amount of CHF 275 million and of a green bond in the amount of CHF 150 million (see note 6.1)
- Entering two interest rate swaps, each with a contract value of CHF 200 million, a fixed rate of 1.735% and 1.350% respectively, and each with a term to the end of 2028 and the associated introduction of hedge accounting (see note 8)
- Restructuring of our pension fund solution in the wake of the sale of Wincasa and the realignment of Jelmoli (see note 9.7)

The structure of the notes is aligned to readers' interests, and important assumptions are explained in the individual notes.

The note sections are as follows:
- Performance; explains our performance per share
- Segments; shows our balance sheet and income statement by segment
- Real estate; provides information about our investment properties and owner-occupied properties
- Financing; provides details of our capital structure
- Platform costs; includes salaries, other operating expenses and taxes
- Financial risk management; describes our measures for financial risks
- Other disclosures; discloses other relevant information

The head office of Swiss Prime Site AG is located at Alpenstrasse 15 in 6300 Zug (Switzerland).

2 Accounting and significant principles

2.1 Principles of consolidated reporting

We have prepared the consolidated financial statements of Swiss Prime Site AG and its subsidiaries in accordance with the International Financial Reporting Standards (IFRS) issued by the International Financial Reporting Standards Board (IASB) and the interpretations issued by the IFRS Interpretations Committee (IFRIC) (collectively, the IFRS accounting standards), Article 17 of the Directive on Financial Reporting of the Swiss stock exchange (SIX Swiss Exchange) and statutory requirements.

The consolidated financial statements were prepared in Swiss francs (CHF). All amounts, except for the figures per share, have been rounded to CHF 1000. All group companies maintain their accounts in Swiss francs. Transactions denominated in foreign currencies are immaterial. The figures for the comparative period are shown in the text in square brackets [ ].

The sale of the Wincasa Group in the reporting year represents a discontinued operation under IFRS 5. In accordance with the requirements of IFRS 5, we have restated the figures for the comparative period in the consolidated income statement items and separated the results from continuing and discontinued operations. Other disclosures required under IFRS 5 are included in note 9.10.

2.2 Changes to IFRS accounting principles

We applied the following new or revised standards and interpretations for the first time in the financial statements:

Standard/interpretation	Title
IAS 1 rev.	Disclosure of Accounting Policies
IAS 8 rev.	Definition of Accounting Estimates
IFRS 17	Insurance Contracts
IAS 12 rev.	Deferred Tax Related to Assets and Liabilities arising from a Single Transaction
IAS 12 rev.	International Tax Reform – Pillar Two Model Rules

The introduction of new or revised standards and interpretations did not lead to any significant changes to the financial statements.

The following new and revised standards and interpretations have not yet entered into force and have not been applied in advance in these consolidated financial statements.

Standard/interpretation	Title	Entering into force	Planned application by Swiss Prime Site
IAS 1 rev.	Classification of Liabilities	01.01.2024	Fiscal year 2024
IFRS 16 rev.	Lease Liability in Sale and Leaseback	01.01.2024	Fiscal year 2024
IAS 7 rev./IFRS 7 rev.	Supplier Finance Arrangements	01.01.2024	Fiscal year 2024
IAS 21 rev.	Lack of Exchangeability	01.01.2025	Fiscal year 2025

The adoption of the new standards and interpretations is not expected to have a material impact on the consolidated financial statements.

2.3 Accounting estimates

The preparation of financial reports in accordance with the IFRS accounting principles necessitates the use of accounting estimates that affect the reported amounts for assets and liabilities, the disclosure of contingent assets and liabilities as at the balance sheet date, and the reported income and expenses for the reporting period. Although these accounting estimates have been determined by the Executive Board in good faith based on their knowledge of current events and possible future measures of Swiss Prime Site, the actual results may differ from these estimates.

2.3.1 Fair value measurement

When measuring the fair value of an asset or liability, we use observable market data whenever possible. Based on the inputs used in the valuation techniques, we assign the fair values to different levels of the fair value hierarchy:

Fair value hierarchy	
Level 1	The fair value has been determined on the basis of listed prices on active markets for identical assets and liabilities.
Level 2	In contrast to level 1, the fair value has been determined using inputs other than listed prices. For financial assets and liabilities, the inputs must be observable on markets directly (e.g. listed prices) or indirectly (e.g. derived from listed prices).
Level 3	The fair value has been determined using inputs that are not based on observable market data.

In the fair value measurement, different parameters on different hierarchies can be applied at the same time. We classify the entire valuation according to the lowest level of the fair value hierarchy in which the significant valuation parameters are located.

2.3.2 Impairment of goodwill

- In the impairment tests, which are performed at least once a year, we use assumptions to calculate the value in use.
- Two key factors for which assumptions are made are growth rate and discount rate. It is possible that these assumptions will prove to be inaccurate in the future. Likewise, the actual cash flows may differ from the discounted projections.

2.3.3 Deferred taxes

- Deferred tax liabilities are calculated based on the temporary valuation difference between the book value and the tax base of a balance sheet item («balance sheet liability method»).
- Deferred taxes on temporary valuation differences in the property portfolio are calculated per property in accordance with the cantonal legislation. We review the applied calculation parameters (especially the tax rates) at least once a year and adapt them if necessary.
- Cantons with a one-tier tax system charge a separate property gains tax. In addition to ordinary property gains tax, this includes speculative surcharges or duration of ownership deductions (based on the effective holding period). The longer the duration of ownership, the lower the property gains tax.
- In the case of properties held for sale, we use the effective holding period in the calculation. For other types of properties, we assume a duration of ownership of 20 years or use the effective holding period if it is more than 20 years. Estimating the minimum holding period is subject to considerable discretion.
- Where the valuation difference of properties according to IFRS versus the tax bases are due to recaptured and previously claimed depreciation, the taxes are allocated per property after the deduction of property gains tax and taken into account separately.

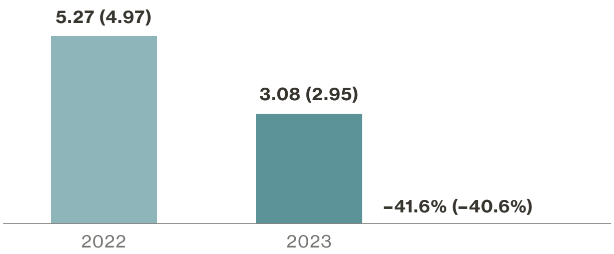
3 Performance

3.1 Key figures per share

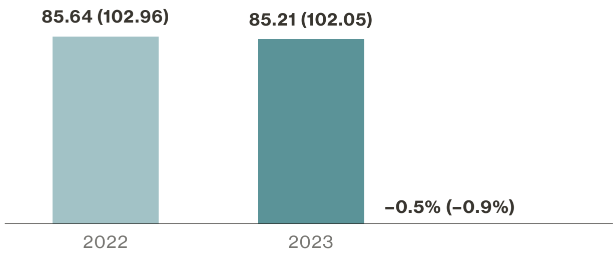
Earnings per share (EPS)
Basic earnings per share are determined by dividing the consolidated profit attributable to shareholders of Swiss Prime Site AG by the weighted average number of outstanding shares. Diluted earnings per share are determined by deducting expenses in connection with the convertible bonds/loans, such as interest (coupon), amortisation of the proportional costs and tax effects. The potential shares (options and the like) that might lead to a dilution of the number of shares must be taken into account when determining the weighted average number of outstanding shares.

NAV (net asset value) per share
Shareholders' equity (attributable to shareholders of Swiss Prime Site AG) divided by the number of shares issued on the balance sheet date (excluding treasury shares).

Earnings per share (diluted earnings per share)
in CHF resp. %



NAV after deferred taxes (NAV before deferred taxes)
in CHF resp. %



Earnings and net asset value (NAV) per share

in CHF	01.01.–31.12.2022	01.01.–31.12.2023
Earnings per share (EPS) from continuing operations	5.18	1.13
Diluted earnings per share from continuing operations	4.88	1.10
Earnings per share (EPS)	5.27	3.08
Diluted earnings per share	4.97	2.95
Shareholders' equity per share (NAV) before deferred taxes[1]	102.96	102.05
Shareholders' equity per share (NAV) after deferred taxes[1]	85.64	85.21

[1] Asset Management, Retail and Corporate & Shared Services segments are included at book values and not at fair values

Basis for calculation of diluted earnings per share

in CHF 1000	01.01.–31.12.2022	01.01.–31.12.2023
Profit from continuing operations	397 072	86 694
Interest on convertible bonds/loans, amortisation of proportional costs and tax effects	3 096	2 199
Relevant profit from continuing operations for calculation of diluted earnings per share	**400 168**	**88 893**
Profit attributable to shareholders of Swiss Prime Site AG	404 429	236 018
Interest on convertible bonds/loans, amortisation of proportional costs and tax effects	3 096	2 199
Relevant profit for calculation of diluted earnings per share	**407 525**	**238 217**

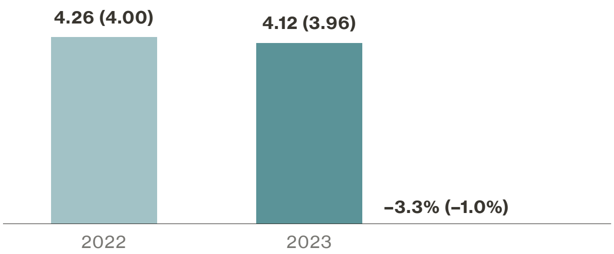
Weighted average number of shares

	01.01.–31.12.2022	01.01.–31.12.2023
Shares issued as at 01.01.	75 970 364	76 718 604
Weighted number of shares on capital increase on 04.01.2022	739 926	–
Average number of treasury shares (360 days)	– 13 216	– 4 115
Total weighted average number of shares 01.01.–31.12. (360 days)	**76 697 074**	**76 714 489**
Weighted number of shares that can be issued on conversions	5 334 160	4 052 571
Basis for calculation of diluted earnings per share	**82 031 234**	**80 767 060**

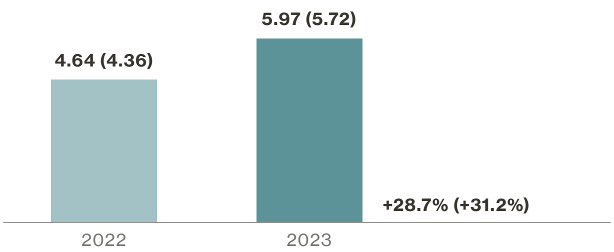
3.2 Funds from operations (FFO)

Funds from operations (FFO) indicates cash effective result from operations (FFO I). FFO II additionally includes cash effective income from property sales.

FFO I per share (FFO I per share diluted)
in CHF resp. %



FFO II per share (FFO II per share diluted)
in CHF resp. %



in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Operating result (EBIT)	**549 655**	**152 462**
Depreciation, amortisation and impairment[1]	48 709	5 654
Revaluation from investment properties, net	– 169 739	250 493
Result from investment property sales, net	– 50 877	– 13 005
Result from investments in associates	– 2 540	– 796
Revaluation of net defined benefit assets (IAS 19)	– 146	– 3 970
Payments from leasing contracts	– 9 365	– 9 963
Cash effective interest expenses	– 39 921	– 58 448
Cash effective interest income and dividends	1 904	2 635
Current taxes without investment property sales	– 21 164	– 14 032
FFO I from continuing operations	**306 516**	**311 030**
Result from investment property sales, net	50 877	13 005
Current taxes from investment property sales	– 21 221	– 16 597
FFO II from continuing operations	**336 172**	**307 438**
From continuing operations		
Total weighted average number of shares	76 697 074	76 714 489
FFO I per share in CHF	**4.00**	**4.05**
FFO II per share in CHF	**4.38**	**4.01**
Total weighted average number of shares diluted	82 031 234	80 767 060
FFO I per share in CHF diluted	**3.76**	**3.90**
FFO II per share in CHF diluted	**4.12**	**3.85**
From continuing and discontinued operations		
FFO I per share in CHF	4.26	4.12
FFO II per share in CHF	4.64	5.97
FFO I per share in CHF diluted	4.00	3.96
FFO II per share in CHF diluted	4.36	5.72

[1] In the prior year, the additional value adjustment of inventory Jelmoli of CHF 7.084 million is included

4 Segment reporting

At its core, our strategy involves actively investing in real estate. The segment structure is based on internal reporting (management approach). With the sale of the Wincasa Group, the repositioning of Jelmoli and the strategy focus on direct and indirect real estate investments, we have redefined our segments. The figures for the comparative period have also been adjusted to reflect the new segmentation.

We divide the consolidated financial data into the following segments:
- Real Estate comprises the purchase, sale, lease and development of properties and the financing of these activities
- Asset Management includes the fund business, asset management and investment advisory
- Retail consists of the operation of department stores
- Corporate & Shared Services includes central group functions as well as internal services that are provided centrally

Performance key figures 01.01. – 31.12.2023

	Real Estate segment	Asset Management segment	Retail segement	Corporate & Shared Services segment	Total segments	Eliminations	01.01.–31.12.2023 Total group
Loan-to-value ratio of property portfolio (LTV)	39.8%[1]	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Return on equity (ROE)	1.2%	26.3%	n.a.	n.a.	n.a.	n.a.	3.6%
Return on invested capital (ROIC)	1.1%	10.4%	-1.7%[2]	n.a.	n.a.	n.a.	2.3%
FFO I yield	4.7%	26.5%	n.a.	n.a.	n.a.	n.a.	4.8%
Full-time equivalents as at balance sheet date	42	71	414	43	570	–	570

[1] Receivables secured by bank guarantees were deducted from financial liabilities
[2] Not included is the adjustment of tax losses capitalised from previous periods of CHF –6.129 million

Segment income statement 01.01.–31.12.2023

in CHF 1 000	Real Estate segment	Asset Management segment	Retail segement	Corporate & Shared Services segment	Total segments	Eliminations	01.01.–31.12.2023 Total group
Rental income from properties	456 791	–	12 929	–	469 720	– 31 455	438 265
thereof from third parties	424 834	–	12 929	–	437 763	–	437 763
thereof from discontinued operations	502	–	–	–	502	–	502
thereof from other segments	31 455	–	–	–	31 455	– 31 455	–
Income from sale of trading properties	39 473	–	–	–	39 473	–	39 473
Income from asset management	–	49 711	–	–	49 711	–	49 711
Income from retail	–	–	126 583	–	126 583	– 49	126 534
Other operating income	404	–	4 974	17 802	23 180	– 18 585	4 595
Operating income	**496 668**	**49 711**	**144 486**	**17 802**	**708 667**	**– 50 089**	**658 578**
Revaluation of investment properties, net	**– 250 493**	**–**	**–**	**–**	**– 250 493**	**–**	**– 250 493**
Result from investments in associates	**–**	**–**	**–**	**796**	**796**	**–**	**796**
Result from investment property sales, net	**13 005**	**–**	**–**	**–**	**13 005**	**–**	**13 005**
Real estate costs	– 61 025	– 834	– 32 401	– 2 677	– 96 937	32 347	– 64 590
Cost of trading properties sold	– 33 601	–	–	–	– 33 601	–	– 33 601
Cost of goods sold	–	–	– 60 497	–	– 60 497	–	– 60 497
Personnel costs	– 11 728	– 16 224	– 39 885	– 12 476	– 80 313	636	– 79 677
Other operating expenses	– 24 286	– 4 007	– 10 174	– 8 636	– 47 103	17 106	– 29 997
Depreciation, amortisation and impairment	– 1 516	– 1 214	– 2 706	– 218	– 5 654	–	– 5 654
Capitalised own services	4 592	–	–	–	4 592	–	4 592
Operating expenses	**– 127 564**	**– 22 279**	**– 145 663**	**– 24 007**	**– 319 513**	**50 089**	**– 269 424**
Operating result (EBIT)	**131 616**	**27 432**	**– 1 177**	**– 5 409**	**152 462**	**–**	**152 462**
Operating result before depreciation and amortisation (EBITDA)	**133 132**	**28 646**	**1 529**	**– 5 191**	**158 116**	**–**	**158 116**

Balance sheet items as at 31.12.2023

in CHF 1 000	Real Estate segment	Asset Management segment	Retail segement	Corporate & Shared Services segment	Total segments	Eliminations	31.12.2023 Total group
Real estate portfolio (without leasing)	13 074 599	–	–	–	13 074 599	–	13 074 599
Right-of-use assets	250 508	426	2 580	1 341	254 855	–	254 855
Other assets	96 779	218 349	44 304	223 686	583 118	– 134 307	448 811
Total assets	**13 421 886**	**218 775**	**46 884**	**225 027**	**13 912 572**	**– 134 307**	**13 778 265**
Financial liabilities (without leasing)	5 312 980	124 676	–	–	5 437 656	–	5 437 656
Lease liabilities	250 508	429	2 600	1 349	254 886	–	254 886
Other liabilities	1 547 483	12 154	75 774	47 237	1 682 648	– 134 307	1 548 341
Total liabilities	**7 110 971**	**137 259**	**78 374**	**48 586**	**7 375 190**	**– 134 307**	**7 240 883**
Total shareholders' equity	**6 310 915**	**81 516**	**– 31 490**	**176 441**	**6 537 382**	**–**	**6 537 382**
Total investments	485 549	–	125	–	485 674	–	485 674

Performance key figures 01.01. – 31.12.2022

	Real Estate segment	Asset Management segment	Retail segement	Corporate & Shared Services segment	Total segments	Eliminations	01.01.– 31.12.2022 Total group
Loan-to-value ratio of property portfolio (LTV)	38.8%	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Return on equity (ROE)	6.7%[1]	30.2%	n.a.	n.a.	n.a.	n.a.	6.2%
Return on invested capital (ROIC)	3.6%[1]	11.6%	–11.2%[1]	n.a.	n.a.	n.a.	3.3%
FFO I yield	4.8%	30.8%	n.a.	n.a.	n.a.	n.a.	5.0%
Full-time equivalents as at balance sheet date	39	75	494	42	650	n.a.	650

[1] Not included are the capitalised tax effects from taxable losses carried forward from previous periods of CHF 6.733 million as well as the impairment on property, plant and equipment Jelmoli and the additional value adjustment of the Jelmoli inventory after tax effects totaling CHF 32.925 million

Segment income statement 01.01.–31.12.2022

in CHF 1 000	Real Estate segment	Asset Management segment	Retail segement	Corporate & Shared Services segment	Total segments	Eliminations	01.01.–31.12.2022 Total group
Rental income from properties	451 158	–	13 218	–	464 376	– 31 579	432 797
thereof from third parties	418 106	–	13 218	–	431 324	–	431 324
thereof from discontinued operations	1 473	–	–	–	1 473	–	1 473
thereof from other segments	31 579	–	–	–	31 579	– 31 579	–
Income from sale of trading properties	15 702	–	–	–	15 702	–	15 702
Income from real estate developments	–	9 132	–	–	9 132	–	9 132
Income from asset management	–	52 016	–	–	52 016	–	52 016
Income from retail	–	–	132 149	–	132 149	– 19	132 130
Other operating income	321	134	4 500	17 680	22 635	– 17 829	4 806
Operating income	**467 181**	**61 282**	**149 867**	**17 680**	**696 010**	**– 49 427**	**646 583**
Revaluation of investment properties, net	**169 739**	**–**	**–**	**–**	**169 739**	**–**	**169 739**
Result from investments in associates	**–**	**–**	**–**	**2 540**	**2 540**	**–**	**2 540**
Result from investment property sales, net	**50 877**	**–**	**–**	**–**	**50 877**	**–**	**50 877**
Real estate costs	– 65 001	– 1 157	– 32 585	– 2 717	– 101 460	32 624	– 68 836
Cost of real estate developments	–	– 8 051	–	–	– 8 051	–	– 8 051
Cost of trading properties sold	– 13 616	–	–	–	– 13 616	–	– 13 616
Cost of goods sold	–	–	– 75 219	–	– 75 219	–	– 75 219
Personnel costs	– 11 219	– 15 675	– 40 794	– 14 633	– 82 321	185	– 82 136
Other operating expenses	– 24 534	– 5 085	– 12 161	– 8 566	– 50 346	16 618	– 33 728
Depreciation, amortisation and impairment	– 12 452	– 1 343	– 27 490	– 340	– 41 625	–	– 41 625
Capitalised own services	3 127	–	–	–	3 127	–	3 127
Operating expenses	**– 123 695**	**– 31 311**	**– 188 249**	**– 26 256**	**– 369 511**	**49 427**	**– 320 084**
Operating result (EBIT)	**564 102**	**29 971**	**– 38 382**	**– 6 036**	**549 655**	**–**	**549 655**
Operating result before depreciation and amortisation (EBITDA)	**576 554**	**31 314**	**– 10 892**	**– 5 696**	**591 280**	**–**	**591 280**

Balance sheet items as at 31.12.2022

in CHF 1000	Real Estate segment	Asset Management segment	Retail segement	Corporate & Shared Services segment	Total segments	Eliminations	31.12.2022 Total group
Real estate portfolio (without leasing)	13 087 715	–	–	–	13 087 715	–	13 087 715
Right-of-use assets	255 196	–	5 160	1 509	261 865	–	261 865
Other assets	155 561	235 073	47 197	144 779	582 610	– 211 001	371 609
Total assets	**13 498 472**	**235 073**	**52 357**	**146 288**	**13 932 190**	**– 211 001**	**13 721 189**
Financial liabilities (without leasing)	5 094 709	124 676	–	–	5 219 385	–	5 219 385
Lease liabilities	255 196	–	5 184	1 514	261 894	–	261 894
Other liabilities	1 703 662	12 493	92 781	98 028	1 906 964	– 211 001	1 695 963
Total liabilities	**7 053 567**	**137 169**	**97 965**	**99 542**	**7 388 243**	**– 211 001**	**7 177 242**
Total shareholders' equity	**6 444 905**	**97 904**	**– 45 608**	**46 746**	**6 543 947**	**–**	**6 543 947**
Total investments	378 955	172 632	4 534	–	556 121	–	556 121

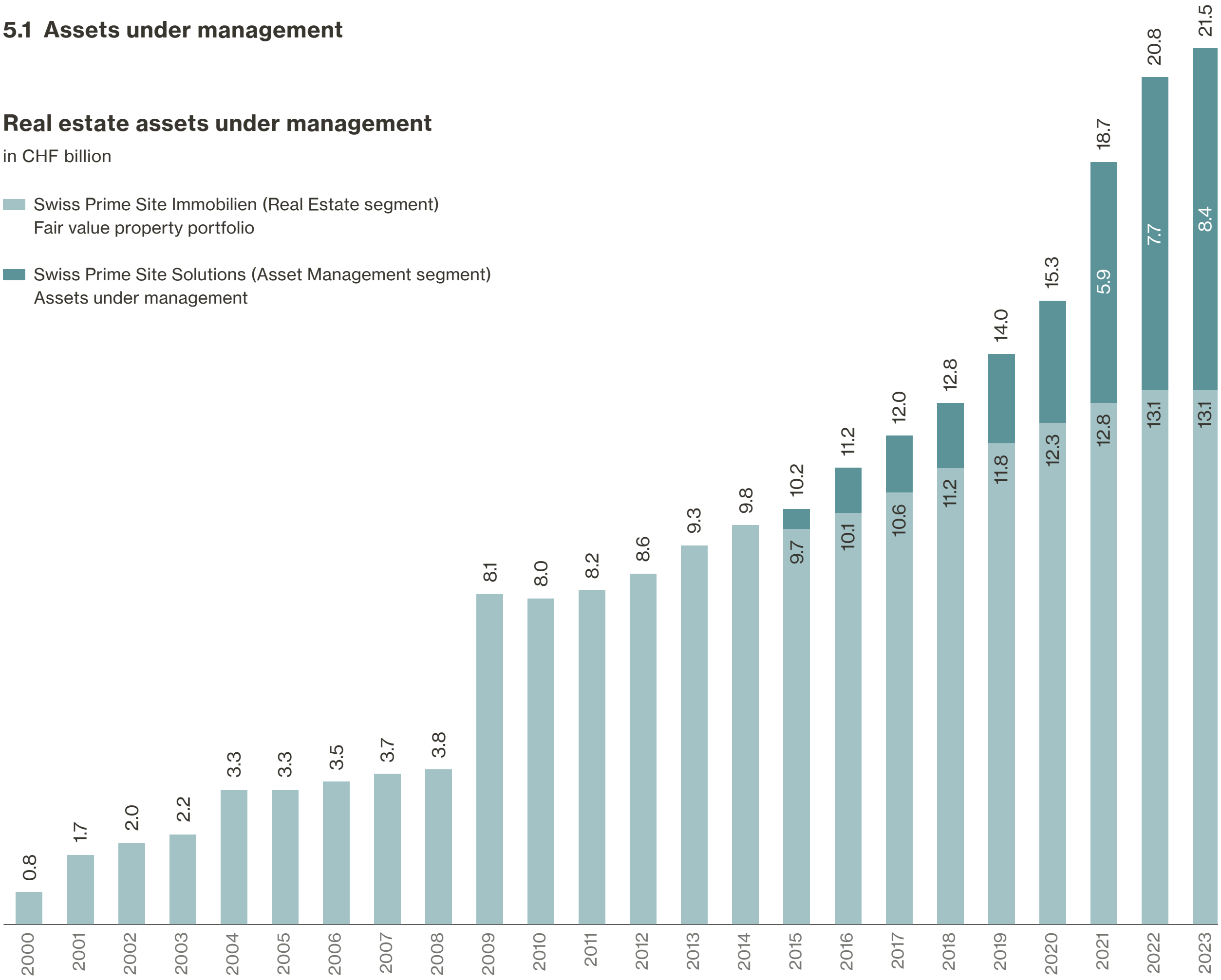
The balance sheet items of the discontinued operation (Wincasa Group) are no longer recognised in the segment balance sheet. More information on the discontinued operation can be found in note 9.10.

5 Real estate

5.1 Assets under management

Real estate assets under management

in CHF billion



5.2 Properties

Valuation approach

We have our properties valued at fair value by property valuation company Wüest Partner AG in accordance with IFRS accounting principles. The valuation is performed using the discounted cash flow method (DCF), under which future cash flows are discounted, taking into account the market situation and risks. The inputs used are defined by Wüest Partner AG based on its in-depth market knowledge. We do not make any assumptions ourselves on the inputs used. However, we critically review them and discuss them with the valuers. Further information can be found in Wüest Partner's report.

Existing properties including building land

We classify our existing properties, including building land, in accordance with IAS 40 «Investment Property», and they are thus initially recognised in the balance sheet at cost, including directly attributable transaction costs. The subsequent periodic measurements are at fair value through profit or loss. We recognise replacement and expansion investments when it is probable that we will obtain a resulting future economic benefit.

Properties under construction/development sites

Even before their construction is finished, we recognise properties under construction/development sites with future use as existing properties in accordance with IAS 40 «Investment Property» if their fair value can be reliably calculated, in the same way as existing properties that have already been occupied. An important factor for this reliable determination is the existence of a valid building permit. If a reliable determination is not possible, we recognise the properties under construction/development sites at cost. Directly attributable borrowing costs for properties under construction are recognised as capitalised interest expenses.

Insofar as the following criteria are fulfilled on a cumulative basis, we reclassify existing properties in the portfolio as properties under construction/development sites as at the realisation date:

- Total depletion of the property (elimination of the property's usefulness)
- Planned investments of more than 30% of fair value
- Duration of renovation longer than 12 months

Owner-occupied properties
We recognise properties we use ourselves as owner-occupied properties in accordance with IAS 16 and IAS 40.10 (pro rata in proportion to the target rental income). Owner-occupied properties are subsequently measured in accordance with the revaluation model. After ordinary depreciation has been recognised in the income statement, a positive revaluation is credited to other comprehensive income, unless it involves the reversal of earlier impairments. In the case of a negative revaluation, the earlier value increases in consolidated shareholders' equity are reversed first until the corresponding revaluation reserve is released. Any further devaluations are charged to the consolidated income statement.

Properties held for sale
We classify properties, the sale of which is likely but has not been completed, as properties held for sale in accordance with IFRS 5 «Non-Current Assets Held for Sale and Discontinued Operations». In accordance with IFRS 5.5, the properties continue to be measured at fair value in accordance with IAS 40.

Trading properties
Properties under construction that are intended for future sale are recognised at the lower of cost or net realisable value in accordance with IAS 2 «Inventories». The recognised costs are reported as expense from the sale of trading properties in operating expenses upon realisation of sales.

Real estate developments
Real estate developments (long-term contracts) comprise construction projects that are sold to third parties either prior to or during the construction phase, and which are developed or completed on behalf of the buyer. The purchase contract is notarised after it is concluded. The ownership of the respective property is usually transferred after construction work is finished. Recognition of these real estate developments is carried out over a period of time in accordance with IFRS 15 «Revenue from Contracts with Customers». Depending on how the project is structured, the percentage of completion is determined based on the cost-to-cost method or based on building assessments and project planning (milestone approach). The method applied in each case is the method by which the percentage of completion can be determined most reliably. The cumulative costs and realised sales proceeds according to the percentage-of-completion method are reported in the income statement on an ongoing basis.

Advance payments received are recognised in the balance sheet without affecting income. They are offset against the relevant long-term contracts for which the advance payment was made. Reporting in the balance sheet is carried out on a net basis as «real estate developments» on the assets or liabilities side. Insofar as the result of a long-term contract cannot be reliably estimated, only the amount of income equal to the amount of incurred contract costs is recognised that would probably be realisable, with concurrent reporting of the contract costs incurred as expense in the corresponding period. This corresponds to a valuation at actual costs. If there is a probability that total contract costs could exceed total contract income, the expected losses are immediately recorded as expense and provision.

Right-of-use assets
In accordance with IFRS 16 and IAS 40.50d, the right-of-use assignable to investment properties and owner-occupied properties (rental and land lease contracts) are reported gross by adding the fair value of the lease liability to the fair value of the property.

Capitalised borrowing costs
Interest on loans and land lease interest for qualifying properties under construction/development sites as well as trading properties and restructuring and renovation of existing properties are capitalised, and added to the actual costs.

Changes to properties

in CHF 1000	Properties (incl. building land)	Properties under con-struction/ develop-ment sites	Total investment properties	Owner-occupied properties	Properties held for sale	Trading properties	Total portfolio
	IAS 40	IAS 40		IAS 16	IFRS 5	IAS 2	
Total as at 01.01.2022 (according to valuation expert)	**11 044 259**	**848 040**	**11 892 299**	**597 611**	**250 124**	**53 466**	**12 793 500**
Right-of-use assets	238 702		238 702				238 702
Total book value as at 01.01.2022	**11 282 961**	**848 040**	**12 131 001**	**597 611**	**250 124**	**53 466**	**13 032 202**
Purchases	19 529	41 695	61 224	–	–	–	61 224
Investments	115 120	161 039	276 159	2 863	17 167	16 838	313 027
Capitalised borrowing costs	–	4 046	4 046	–	427	–	4 473
Reclassifications	26 518	– 51 280	– 24 762	– 36 199	43 709	17 252	–
Disposal by sale	– 50 356	–	– 50 356	–	– 201 740	– 13 597	– 265 693
Positive fair value adjustment	212 990	54 351	267 341	–	140	–	267 481
Negative fair value adjustment	– 79 384	– 14 529	– 93 913	–	– 754	–	– 94 667
Fair value adjustment[1]	**133 606**	**39 822**	**173 428**	**–**	**– 614**	**–**	**172 814**
Depreciation owner-occupied properties				– 1 119			– 1 119
Revaluation owner-occupied properties, net				9 489			9 489
Total as at 31.12.2022 (according to valuation expert)	**11 288 676**	**1 043 362**	**12 332 038**	**572 645**	**109 073**	**73 959**	**13 087 715**
Right-of-use assets	255 196		255 196				255 196
Total book value as at 31.12.2022	**11 543 872**	**1 043 362**	**12 587 234**	**572 645**	**109 073**	**73 959**	**13 342 911**
Purchases	191 014	–	191 014	–	–	–	191 014
Investments	70 682	179 940	250 622	5 672	1 050	29 906	287 250
Capitalised borrowing costs	–	6 309	6 309	–	–	–	6 309
Reclassifications	332 255	– 397 619	– 65 364	– 18 171	152 074	– 68 539	–
Disposal by sale	– 124 306	–	– 124 306	–	– 83 945	– 33 433	– 241 684
Positive fair value adjustment	23 211	23 814	47 025	–	–	–	47 025
Negative fair value adjustment	– 288 397	– 4 376	– 292 773	–	– 1 618	–	– 294 391
Fair value adjustment[1]	**– 265 186**	**19 438**	**– 245 748**	**–**	**– 1 618**	**–**	**– 247 366**
Depreciation owner-occupied properties				– 1 068			– 1 068
Revaluation owner-occupied properties, net				– 7 571			– 7 571
Total as at 31.12.2023 (according to valuation expert)	**11 493 135**	**851 430**	**12 344 565**	**551 507**	**176 634**	**1 893**	**13 074 599**
Right-of-use assets	250 508		250 508				250 508
Total book value as at 31.12.2023	**11 743 643**	**851 430**	**12 595 073**	**551 507**	**176 634**	**1 893**	**13 325 107**

[1] Not included is the revaluation of IFRS 16 right-of-use from building rights of CHF –3.127 million [CHF –3.075 million]

- The reclassification of investment properties to owner-occupied properties and vice versa is carried out on a half-yearly basis as at 30 June and 31 December using current target rental income. If the owner-occupied properties had been valued using the cost model, the book value as at the balance sheet date would have been CHF 535.374 million [CHF 545.973 million].

We reclassified the following properties in the financial year:

- We are planning to sell seven existing properties and one building land and are reclassifying these from existing properties to properties held for sale.
- Two construction projects are complete and we are reclassifying these from properties under construction/development sites to existing properties.
- The sales activities for one construction project were discontinued, and we are reclassifying the project from trading properties to properties under construction/development sites.
- The reduction in space used for own operations in the Zurich, Albisriederstrasse, YOND and Zurich, Sihlstrasse 24/ St. Annagasse 16 properties resulted in reclassifications of holdings in owner-occupied properties to existing properties. The increase in the space used for own operations in the property Zurich, Seidengasse 1, Jelmoli led to reclassifications of holdings from existing properties to owner-occupied properties.

Unobservable inputs applied as at 31.12.2023

	in	Building land	Commercial properties (continuation of use)[1]	Commercial properties (highest and best use)[2]	Properties under construction/ development sites
Fair value as at balance sheet date	CHF m	57.239	9 521.446	2 642.591	853.323
Unobservable input factors					
Average real/nominal discount rate	%	3.00 / 4.29	2.81 / 4.10	2.59 / 3.87	3.20 / 4.49
Maximum real/nominal discount rate	%	4.95 / 6.26	4.90 / 6.21	4.20 / 5.50	4.10 / 5.40
Minimum real/nominal discount rate	%	2.40 / 3.68	1.75 / 3.02	1.95 / 3.22	2.50 / 3.78
Rental income residential	CHF per m^2 p.a.	–	120 to 692	90 to 1 318	660 to 833
Rental income offices	CHF per m^2 p.a.	–	75 to 950	130 to 1 000	215 to 550
Rental income retail/gastro	CHF per m^2 p.a.	–	110 to 9 420	140 to 7 200	350 to 980
Rental income commercial	CHF per m^2 p.a.	–	80 to 380	140 to 250	225 to 280
Rental income storage	CHF per m^2 p.a.	–	20 to 300	40 to 225	100 to 170
Rental income parking inside	CHF per piece and month	–	60 to 650	80 to 600	150 to 635
Rental income parking outside	CHF per piece and month	–	40 to 400	40 to 150	75 to 90

[1] Commercial properties for which the valuation was based on the assumption of continuation of current use, as well as properties held for sale
[2] Commercial properties for which the valuation was based on highest and best use (the current use does not correspond to the best use)

Unobservable inputs applied as at 31.12.2022

	in	Building land	Commercial properties (continuation of use)[1]	Commercial properties (highest and best use)[2]	Properties under construction/ development sites
Fair value as at balance sheet date	CHF m	63.191	10 671.805	1 235.398	1 117.321
Unobservable input factors					
Average real/nominal discount rate	%	3.06 / 4.09	2.69 / 3.72	2.67 / 3.70	2.96 / 3.99
Maximum real/nominal discount rate	%	4.95 / 6.00	4.95 / 6.00	4.60 / 5.65	4.00 / 5.04
Minimum real/nominal discount rate	%	2.20 / 3.22	1.65 / 2.67	2.15 / 3.17	2.35 / 3.37
Rental income residential	CHF per m^2 p.a.	–	70 to 692	120 to 530	648 to 816
Rental income offices	CHF per m^2 p.a.	–	75 to 1 000	90 to 780	180 to 535
Rental income retail/gastro	CHF per m^2 p.a.	–	80 to 9 000	120 to 1 190	390 to 950
Rental income commercial	CHF per m^2 p.a.	–	55 to 380	50 to 200	220 to 280
Rental income storage	CHF per m^2 p.a.	–	20 to 300	50 to 180	90 to 170
Rental income parking inside	CHF per piece and month	–	50 to 650	100 to 600	90 to 635
Rental income parking outside	CHF per piece and month	–	40 to 400	40 to 160	75 to 200

[1] Commercial properties for which the valuation was based on the assumption of continuation of current use, as well as properties held for sale
[2] Commercial properties for which the valuation was based on highest and best use (the current use does not correspond to the best use)

- The fair value of the entire property portfolio is determined by applying the «highest and best use» concept. Highest and best use is the utilisation that maximises value. This assumes a use that is technically/physically possible, legally permitted and financially feasible. The non-observable inputs for properties for which the highest and best use differs from the actual or planned use of a property are shown separately in the above tables.
- Due to future development potential, the current use of 17 [12] commercial properties differs from the highest and best use. The implementation of the conversion of these commercial properties is largely under way. In relation to three of these properties, we are at the preliminary project stage. For two properties, a winning project has currently been determined following a commissioned study. For seven properties, concrete steps are being taken with respect to the implementation of conversion of spaces or reserves of usable space. Four properties are part of future site developments. In the case of one property, no specific measures are currently planned; however, reserves of building land are being considered for a logistics building.

Sensitivity of existing properties' fair value as at 31.12.2023

Change in fair value in %	with changed market rents of				
Average real/nominal discount rate	**–4%**	**–2%**	**+/–0%**	**+2%**	**+4%**
2.44% / 3.72%	8.30%	11.10%	14.00%	16.80%	19.60%
2.55% / 3.83%	3.50%	6.20%	8.90%	11.60%	14.20%
2.65% / 3.93%	– 0.80%	1.70%	4.30%	6.80%	9.40%
2.76% / 4.04% (valuation as at 31.12.2023)	– 4.90%	– 2.40%	–	2.40%	4.90%
2.86% / 4.15%	– 8.60%	– 6.30%	– 3.90%	– 1.60%	0.70%
2.97% / 4.26%	– 12.00%	– 9.80%	– 7.60%	– 5.30%	– 3.10%
3.07% / 4.36%	– 15.20%	– 13.10%	– 11.00%	– 8.80%	– 6.60%
3.18% / 4.47%	– 18.20%	– 16.20%	– 14.10%	– 12.00%	– 9.90%

Sensitivity of existing properties' fair value as at 31.12.2022

Change in fair value in %	with changed market rents of				
Average real/nominal discount rate	**–4%**	**–2%**	**+/–0%**	**+2%**	**+4%**
2.37% / 3.39%	8.10%	10.70%	13.50%	15.80%	18.40%
2.48% / 3.50%	3.50%	5.90%	8.60%	10.80%	13.20%
2.58% / 3.61%	– 0.70%	1.80%	4.10%	6.50%	8.80%
2.69% / 3.72% (valuation as at 31.12.2022)	– 4.40%	– 2.20%	–	2.20%	4.50%
2.80% / 3.83%	– 8.20%	– 5.90%	– 3.80%	– 1.70%	0.50%
2.90% / 3.93%	– 11.60%	– 9.30%	– 7.30%	– 5.30%	– 3.20%
3.01% / 4.04%	– 14.70%	– 12.50%	– 10.60%	– 8.60%	– 6.70%
3.11% / 4.14%	– 17.50%	– 15.50%	– 13.60%	– 11.70%	– 9.90%

Details on future rental income under existing contracts

Future rental income from non-cancellable lease term	31.12.2022 in CHF 1 000	Share in %	31.12.2023 in CHF 1 000	Share in %
Until 12 months	398 700	17.9	419 500	18.1
1–2 years	354 600	15.8	367 100	15.8
2–3 years	294 300	13.1	310 000	13.3
3–4 years	244 600	10.9	238 900	10.3
4–5 years	178 900	8.0	200 800	8.6
Over 5 years	767 700	34.3	788 700	33.9
Total	**2 238 800**	**100.0**	**2 325 000**	**100.0**

– Rental income comprises the net rental income and land lease income of the properties (excluding properties under construction and development sites, and excluding leased properties) for non-cancellable lease terms for existing contracts.

Largest external tenants

in % of future annual net rental and land lease income	31.12.2022	31.12.2023
Tertianum	6.5	5.7
Swisscom	3.5	4.6
Coop	5.1	4.5
Magazine zum Globus	4.6	4.5
Zurich Insurance Group	2.5	2.5
Total	**22.2**	**21.8**

Current development and new building projects

Basel, Hochbergerstrasse 60: Stücki Park	
Project description	Construction of three laboratory buildings and one office property and transformation of the area into a centre for innovation, entertainment and health. Investment volume: approx. CHF 250 million (full fit-out) Further information: stueckipark.ch
Project status	1st stage completed, 2nd stage – basic fit-out completed
Letting status	Building F (office) being marketed, buildings H, G and I (laboratory and office) fully let
Completion	1st stage: 2021, 2nd stage: 2024

Basel, Steinenvorstadt 5	
Project description	Total renovation and conversion of a retail property to residential with services, gastronomy and retail use on the ground floor and basement floor. The property has six full floors, an attic, a service floor and five basement floors in total. Investment volume: approx. CHF 52 million.
Project status	In planning
Letting status	Interim letting
Completion	2026

Berne, Stauffacherstrasse 131: Berne 131	
Project description	Flexible office and commercial space in timber hybrid construction using solar panels on the roof and façade. Investment volume: approx. CHF 80 million. Further information: bern131.ch
Project status	Project being executed
Letting status	Currently being marketed
Completion	2025

Lancy, Esplanade de Pont-Rouge 5, 7, 9: Alto Pont-Rouge	
Project description	Construction of a new services building with 15 upper floors and flexible use areas. Investment volume: approx. CHF 306 million. Further information: alto-pont-rouge.ch
Project status	Basic fit-out completed
Letting status	Let, last floor space being marketed
Completion	2024 (tenants' improvements)

Paradiso, Riva Paradiso 3, 20: Tertianum Residenz Du Lac	
Project description	New senior citizens' residence with 60 apartments and a geriatric care centre with 40 beds. Investment volume: approx. CHF 73 million.
Project status	Project being executed
Letting status	100% let
Completion	2024

Schlieren, Zürcherstrasse 39: JED new build – Join. Explore. Dare.	
Project description	Construction of a new building on the building land reserve to complete the site development. Large contiguous areas on five floors, including laboratory uses on the ground floor/first floor. Investment volume: approx. CHF 105 million (full fit-out) Further information: jed.swiss
Project status	Project being executed
Letting status	95% let, 5% reserved
Completion	2024

A more detailed description of the development and new construction projects has been published on our website at sps.swiss/developments.

5.3 Result from investment property sales

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Gains from sales of properties (incl. building land)	2 866	11 185
Losses from sales of properties (incl. building land)	–	– 6 388
Gains from sales of properties held for sale	48 011	10 208
Losses from sales properties held for sale	–	– 2 000
Total result from investment property sales, net	**50 877**	**13 005**

We sold 18 properties in the 2023 financial year:

- One existing property each in Berlingen (Seestrasse 83, 88, 101, 154), Conthey (Route Cantonale 2), Frauenfeld (Zürcherstrasse 305), Frick (Hauptstrasse 132/Fricktal-Center A3), Gossau (Wilerstrasse 82), Sursee (Moosgasse 20), Wabern (Nesslerenweg 30), Wil (Obere Bahnhofstrasse 40)
- Two properties in Meyrin (Route de Meyrin 210 and Route de Pré-Bois 14/Geneva Business Terminal) and in Olten (Solothurnerstrasse 201 and Solothurnerstrasse 231–235/Usego)
- Four properties in Oberbüren (Buchental 2, Buchental 3, Buchental 3a, Buchental 5)
- One plot of building land each in Oberbüren (Buchental/parking) and Wangen bei Olten (Rickenbacherfeld)

We sold the following properties in the 2022 financial year:

- Seven properties to Swiss Prime Site Solutions Investment Fund Commercial as part of the launch (seed portfolio). The transaction with a total value of around CHF 80 million was completed under market conditions based on appraisals of independent valuation experts and was approved by FINMA.
- Two properties in St. Gallen (Spisergasse 12 and Turmgasse)
- Three properties in Neuchâtel (Rue de l’Ecluse 19/parking, Rue du Temple-Neuf 11 and Rue du Temple-Neuf 14)
- One property in Plans-les-Ouates (Espace Tourbillon – building B)

5.4 Real estate costs

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Maintenance and repair costs	– 16 018	– 11 513
Ancillary costs borne by the owner	– 19 423	– 18 688
Property-related insurance costs and fees	– 7 839	– 8 262
Costs for cleaning, energy and water	– 3 439	– 3 318
Expenses for third-party services	– 22 117	– 22 809
Total real estate costs	**– 68 836**	**– 64 590**

6 Financing

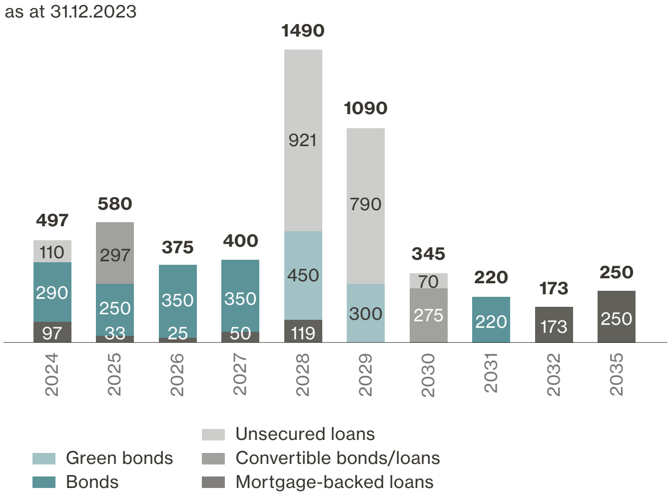
6.1 Financial liabilities

Our financial liabilities are initially recognised in the balance sheet at cost in accordance with IFRS 9. In subsequent periods, they are recognised at amortised cost, whereby the effective interest rate method is used to amortise the difference between the book value and the redemption value.

The above provisions do not apply to our derivative financial instruments. We disclose figures for these separately in note 8.

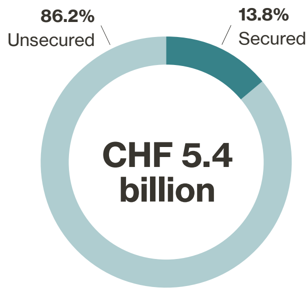
Maturity profile

Nominal values in CHF million without leasing and derivative financial instruments as at 31.12.2023



Financial structure

Without leasing and derivative financial instruments as at 31.12.2023



in CHF 1 000	31.12.2022	31.12.2023
Mortgage-backed loans	44 520	96 795
Unsecured loans (private placement)	50 000	110 000
Bonds	–	289 908
Convertible bonds/loans	247 026	–
Current lease liabilities	14 321	9 832
Total current financial liabilities	**355 867**	**506 535**
Mortgage-backed loans	701 000	648 700
Unsecured loans	1 822 000	1 781 245
Convertible bonds/loans	295 652	582 929
Bonds (incl. green bonds)	2 059 187	1 918 734
Non-current lease liabilities	271 718	245 054
Derivative financial instruments	–	9 345
Total non-current financial liabilities	**5 149 557**	**5 186 007**
Total financial liabilities	**5 505 424**	**5 692 542**

- Based on the financial liabilities (excluding leases) of the Real Estate segment, the loan-to-value (LTV) ratio of the property portfolio was 39.8% [38.8%].
- As at 31 December 2023, we had committed, undrawn credit facilities (RCF) of CHF 818.755 million [CHF 778.000 million]. The facilities comprise two separately syndicated loan facilities. Both contracts include an option to extend. In the second half of 2023, we extended both contracts with original maturities in 2027 and 2028 by one year, to 2028 and 2029. The contracts will continue to run with the original conditions up to the original end date.

- The most important financial covenants relate to the debt ratio, the interest coverage ratio and the proportion of secured borrowing (permitted security). The debt ratio (financial liabilities as a percentage of the balance sheet total corrected in each case for assets and liabilities from IFRS 16 and IAS 19) must not exceed 50% over a six-month period and must never exceed 55%. The interest coverage ratio is calculated by dividing income from the rental of properties by interest expense, and must amount to at least 4.0. The proportion of secured borrowing must not exceed 20%. As at the balance sheet date, the debt ratio was 40.3% [38.7%], the interest coverage ratio was 7.5 [10.8] and the proportion of secured borrowing was 13.7% [14.3%]. All covenants were consistently adhered to.
- Information on derivative financial instruments is disclosed in note 8.

Bonds

		CHF 190 m 2024	CHF 100 m 2024	CHF 250 m 2025	CHF 350 m 2026	CHF 350 m 2027
Issuing volume, nominal	CHF m	190.000	100.000	250.000	350.000	350.000
Book value as at 31.12.2023	**CHF m**	**189.988**	**99.921**	**249.982**	**350.888**	**350.929**
Book value as at 31.12.2022	CHF m	189.964	99.838	249.972	351.263	351.214
Interest rate	%	1.0	2.0	0.5	0.825	1.25
Term to maturity	years	6	10	9	9	8
Maturity	date	16.07.2024	10.12.2024	03.11.2025	11.05.2026	02.04.2027
Securities number		39 863 325 (SPS181)	25 704 217 (SPS142)	33 764 553 (SPS161)	36 067 729 (SPS17)	41 904 099 (SPS19)
Fair value as at 31.12.2023	**CHF m**	**189.164**	**100.230**	**245.625**	**343.000**	**345.275**
Fair value as at 31.12.2022	CHF m	186.390	99.900	240.000	331.975	331.450

		Green Bond CHF 300 m 2028	Green Bond CHF 150 m 2028	Green Bond CHF 300 m 2029	CHF 220 m 2031
Issuing volume, nominal	CHF m	300.000	150.000	300.000	220.000
Book value as at 31.12.2023	**CHF m**	**299.554**	**149.589**	**299.517**	**218.275**
Book value as at 31.12.2022	CHF m	299.446	0.000	299.437	218.053
Interest rate	%	0.375	2.268	0.65	0.375
Term to maturity	years	7	5	9	12
Maturity	date	11.02.2028	18.09.2028	18.12.2029	30.09.2031
Securities number		58 194 781 (SPS21)	129 022 233 (SPS23)	58 194 773 (SPS200)	48 850 668 (SPS192)
Fair value as at 31.12.2023	**CHF m**	**284.100**	**151.950**	**279.900**	**197.780**
Fair value as at 31.12.2022	CHF m	266.250	0.000	260.100	177.100

- In the reporting period, we issued a five-year bond (green bond) in the amount of CHF 150 million with an interest rate of 2.27%. The criteria for classification as a green bond are set out in our Green Finance Framework and are reviewed annually.

Convertible bonds/loans

We issued our convertible bonds/loans under conditions differing from those for bonds without conversion rights. We therefore break the convertible bonds/loans down into a debt and equity component at the time of issue, insofar as the holder is guaranteed an option for conversion into shares. If the option does not meet the characteristics of an equity component, we review a separation of the conversion option from the basic contract based on the requirements of IFRS 9. In the event of a conversion, we calculate the number of shares to be issued using the conversion price. We credit the nominal value of the shares issued to the share capital and credit the remainder to the capital reserve.

		CHF 250 m 2023	CHF 300 m 2025	CHF 275 m 2030
Issuing volume, nominal	CHF m	250.000	300.000	275.000
Nominal value as at 31.12.2023	CHF m	0.000	296.630	275.000
Book value as at 31.12.2023	**CHF m**	**0.000**	**296.130**	**286.799**
Book value as at 31.12.2022	CHF m	247.026	295.652	0.000
Conversion price	CHF	104.07	100.35	85.16
Interest rate	%	0.25	0.325	1.625
Term to maturity	years	7	7	7
Maturity	date	16.06.2023	16.01.2025	31.05.2030
Securities number		32 811 156 (SPS16)	39 764 277 (SPS18)	XS2627116176
Fair value as at 31.12.2023	**CHF m**	**0.000**	**291.587**	**295.460**
Fair value as at 31.12.2022	CHF m	245.619	287.731	0.000

- In the reporting period, we issued a convertible loan of CHF 275.000 million. It was issued to a Dutch financing company held by a foundation (repackaging vehicle). In turn, the financing company issued a seven-year exchangeable bond secured by the convertible loan. The instrument bears interest at a rate of 1.625% p.a. The initial conversion price is CHF 85.16.
- We repaid the convertible bond at maturity on 16 June 2023 in cash.
- Information on embedded derivatives in connection with our convertible bonds/loans is disclosed in note 8. The above book values include the fair value of the embedded derivatives.

Conversion price and number of possible shares given 100% conversion

Convertible bonds/loans	31.12.2022 Conversion price in CHF	Number of possible shares	Weighted number of possible shares	31.12.2023 Conversion price in CHF	Number of possible shares	Weighted number of possible shares
0.25%-convertible bond 16.06.2016–16.06.2023, issuing volume CHF 250.000 million, nominal value CHF 247.500 million	104.07	2 378 206	2 378 206	n.a.	–	1 096 617
0.325%-convertible bond 16.01.2018–16.01.2025, issuing volume CHF 300.000 million, nominal value CHF 296.630 million	100.35	2 955 954	2 955 954	100.35	2 955 954	2 955 954
1.625%-convertible loan 29.05.2023–31.05.2030, issuing volume CHF 275.000 million, nominal value CHF 275.000 million	n.a.	–	–	85.16	3 229 215	–
Total number of possible shares		**5 334 160**	**5 334 160**		**6 185 169**	**4 052 571**

- Creditors of the convertible bond in the amount of CHF 300.000 million and of the convertible loan in the amount of CHF 275.000 million who exercise their conversion right will receive the nominal value of the convertible bond/loan in cash and any additional amount in the form of registered shares of the Company, subject to Swiss Prime Site AG exercising its right to choose, at its discretion, any combination of cash and shares to settle the bond conversions. Based on the Company's option right, no conditional capital is reserved for potential conversions. Because of the current structure of the conversion option, it does not constitute an equity instrument and is therefore not separated.
- The convertible loan in the amount of CHF 275.000 million does not dilute earnings in the 2023 financial year due to the negative valuation effect of the embedded derivatives. Accordingly, the convertible loan is not included in the calculation of diluted EPS.

Current and non-current financial liabilities excluding lease liabilities, categorised by interest rate

in CHF 1 000	31.12.2022 Total nominal value	31.12.2023 Total nominal value
Financial liabilities up to 1.00%	3 216 450	2 944 130
Financial liabilities up to 1.50%	1 718 000	546 000
Financial liabilities up to 2.00%	254 700	801 245
Financial liabilities up to 2.50%	32 500	1 126 200
Financial liabilities up to 3.00%	–	795
Total financial liabilities	**5 221 650**	**5 418 370**

Overview of future cash outflows (including interest) from all financial liabilities

in CHF 1 000	31.12.2023 Book value	Future cash outflows	<6 months Interest	<6 months Nominal	6 to 12 months Interest	6 to 12 months Nominal	1 to 2 years Interest	1 to 2 years Nominal	2 to 5 years Interest	2 to 5 years Nominal	>5 years Interest	>5 years Nominal
Current financial liabilities without leasing	496 703	501 104	965	110 795	3 344	386 000	–	–	–	–	–	–
Accounts payable	33 132	33 132	–	33 132	–	–	–	–	–	–	–	–
Accrued expenses without capital taxes	125 748	125 748	–	125 748	–	–	–	–	–	–	–	–
Other current liabilities	18 223	18 223	–	18 223	–	–	–	–	–	–	–	–
Non-current financial liabilities without leasing	4 931 608	5 218 522	31 835	–	25 442	–	55 970	579 130	142 018	2 264 945	41 682	2 077 500
Leasing liabilities	254 886	403 888	1 950	3 018	1 936	3 033	3 835	3 799	11 234	9 770	130 047	235 266
Total non-derivative financial liabilities	**5 860 300**	**6 300 617**	**34 750**	**290 916**	**30 722**	**389 033**	**59 805**	**582 929**	**153 252**	**2 274 715**	**171 729**	**2 312 766**
Derivatives with negative fair value	9 345	9 571	–215	–	304	–	2 308	–	7 174	–	–	–
Total derivative financial liabilities	**9 345**	**9 571**	**–215**	**–**	**304**	**–**	**2 308**	**–**	**7 174**	**–**	**–**	**–**
Total financial liabilities	**5 869 645**	**6 310 188**	**34 535**	**290 916**	**31 026**	**389 033**	**62 113**	**582 929**	**160 426**	**2 274 715**	**171 729**	**2 312 766**

in CHF 1 000	31.12.2022 Book value	Future cash outflows	<6 months Interest	<6 months Nominal	6 to 12 months Interest	6 to 12 months Nominal	1 to 2 years Interest	1 to 2 years Nominal	2 to 5 years Interest	2 to 5 years Nominal	>5 years Interest	>5 years Nominal
Current financial liabilities without leasing	341 546	342 824	803	298 320	1	43 700	–	–	–	–	–	–
Accounts payable	43 641	43 641	–	43 641	–	–	–	–	–	–	–	–
Accrued expenses without capital taxes	136 536	136 536	–	136 536	–	–	–	–	–	–	–	–
Other current liabilities	110 145	110 145	–	110 145	–	–	–	–	–	–	–	–
Non-current financial liabilities without leasing	4 877 839	5 120 889	23 655	–	22 229	–	44 590	386 000	104 829	2 066 130	45 956	2 427 500
Leasing liabilities	286 039	440 186	2 085	5 151	2 061	5 167	4 055	10 100	11 792	20 100	134 154	245 521
Total financial liabilities	**5 795 746**	**6 194 221**	**26 543**	**593 793**	**24 291**	**48 867**	**48 645**	**396 100**	**116 621**	**2 086 230**	**180 110**	**2 673 021**

– The weighted average residual term to maturity of all interest-bearing financial liabilities was 4.6 years [5.0 years] due to the contractual maturities.

Reconciliation of cash flow from financing activities

in CHF 1 000	31.12.2022	Issuance	Repayment	No cash effect	31.12.2023
Mortgage-backed loans	745 520	–	– 25	–	745 495
Unsecured loans (incl. private placements)	1 872 000	636 245	– 617 000	–	1 891 245
Convertible bonds/loans	542 678	270 863	– 247 026	16 414	582 929
Bonds (incl. green bonds)	2 059 187	149 565	–	– 109	2 208 643
Lease liabilities[1]	286 039	–	– 7 460	– 23 694	254 885
Other financial liabilities	–	–	–	9 345	9 345
Total financial liabilities	**5 505 424**	**1 056 673**	**– 871 511**	**1 956**	**5 692 542**

[1] The «no cash effect» column contains the disposal of lease liabilities from the sale of the Wincasa Group, which is reported in the consolidated cash flow statement under divestments of group companies

in CHF 1 000	31.12.2021	Issuance	Repayment	No cash effect	31.12.2022
Mortgage-backed loans	845 558	–	– 100 038	–	745 520
Unsecured loans (incl. private placements)	1 702 000	472 000	– 302 000	–	1 872 000
Convertible bonds/loans	541 165	–	–	1 513	542 678
Bonds (incl. green bonds)	2 059 319	–	–	– 132	2 059 187
Lease liabilities	281 992	–	– 10 024	14 071	286 039
Total financial liabilities	**5 430 034**	**472 000**	**– 412 062**	**15 452**	**5 505 424**

– The borrowing and redemption of current financial liabilities (less than 3 months) are shown net.

6.2 Financial result

We recognise in profit or loss borrowing costs that do not qualify for capitalisation, using the effective interest rate method.

in CHF 1 000	01.01.– 31.12.2022	01.01.– 31.12.2023
Interest expenses financial liabilities	– 40 056	– 58 461
Interest expenses leasing	– 3 720	– 3 964
Negative fair value measurement of financial instruments	–	– 14 300
Interest expense from designated hedging relationship	–	– 27
Amortisation of issue expenses bonds and convertible bonds/loans	– 1 381	– 2 479
Capitalised borrowing costs[1]	4 473	6 309
Other financial expenses	– 4 131	– 4 451
Total financial expenses	**– 44 815**	**– 77 373**

[1] An average financing cost rate of 1.08% [0.78%] was used for capitalised borrowing costs

- The negative fair value valuation is a result of the conversion option of the outstanding convertible bond and the convertible loan; the conversion option increased in value due to the favourable performance of our share price which is a liability for us. In the event of a conversion before maturity, positive net financial income would result, as the time value of the derivative would be released with an effect on net income. Further information on embedded derivatives in connection with our convertible bonds/loans is disclosed in note 8.

in CHF 1 000	01.01.– 31.12.2022	01.01.– 31.12.2023
Interest income	25	350
Dividend income on securities and financial investments	95	143
Interest income from designated hedging relationship	–	106
Other financial income	234	472
Total financial income	**354**	**1 071**

6.3 Pledged assets

in CHF 1 000	31.12.2022	31.12.2023
Fair value of affected investment properties	1 928 011	1 823 213
Nominal value of pledged mortgage notes	875 134	849 545
Current claim (nominal)	745 520	745 495

6.4 Shareholders' equity

Shareholders' equity

We break shareholders' equity down into share capital, capital reserves, treasury shares, revaluation reserves and retained earnings. We recognise the nominal share capital in share capital. We recognise revaluation gains of owner-occupied properties in the revaluation reserves to the extent they exceeded previous impairments. Impairments of owner-occupied properties first reduce the revaluation reserves; impairments in excess of this are recognised affecting net income. We recognise gains/losses in retained earnings. Remeasurements of net defined benefit assets/obligations recognised in other comprehensive income as well as cash flow hedges and the related deferred taxes are charged/credited to retained earnings. We charge dividend payments to the profit reserves and capital reserves. We offset all other changes in capital with the capital reserves.

Treasury shares

We measure treasury shares at cost and recognise them as a negative item in shareholders' equity. Following initial measurement, we do not undertake any subsequent measurement of our treasury shares. We book any profit of sale to the capital reserves.

Share capital

	Number of registered shares issued	Nominal value in CHF	in CHF 1 000
Share capital as at 01.01.2022	**75 970 364**	**15.30**	**1 162 347**
Capital increase (acquisition Akara Group)	748 240	15.30	11 448
Nominal value reduction – payment to shareholders	76 699 051	1.675	– 128 471
Nominal value reduction – transfer to reserves	76 699 051	11.625	– 891 627
Nominal value reduction – treasury shares	19 553	13.30	– 260
Share capital as at 31.12.2022	**76 718 604**	**2.00**	**153 437**
Share capital as at 31.12.2023	**76 718 604**	**2.00**	**153 437**

- The 50 [14 719] treasury shares held at 31 December 2023 were not entitled to dividends. As at the balance sheet date, the dividend-entitled share capital of CHF 153.437 million [CHF 153.408 million] therefore comprised 76 718 554 [76 703 885] registered shares.
- Since 21 March 2023, the Company has had a capital band of between CHF 145.765 million (floor) and CHF 168.781 (ceiling). Until 21 March 2028, the share capital can be increased once or several times and in any amounts by a maximum of 7 671 860 shares (CHF 15.344 million) or reduced by a maximum of 3 835 930 shares (CHF 7.672 million). The capital band replaces authorised capital.
- The share capital can be increased from conditional capital by 6 227 745 shares (CHF 12.455 million); in accordance with Art. 3c of the Articles of Association, a total maximum of 7 671 860 shares may be issued from conditional capital or the capital band by 21 March 2028 or the earlier expiry of the capital band.
- Due to the issue of a convertible bond, in the previous year 2 378 206 shares (CHF 4.756 million) from conditional capital were reserved for potential conversions. We have repaid the convertible bond, and currently no more conditional capital is reserved.

Capital reserves

	in CHF 1 000
Capital reserves as at 01.01.2022	**50 016**
Capital increase on 04.01.2022	54 316
Nominal value reduction – transfer to reserves	891 590
Share-based compensation	– 397
Income from delivery of treasury shares relating to share-based compensation	80
Capital reserves as at 31.12.2022	**995 605**
Distribution from capital contribution reserves	– 130 397
Share-based compensation	61
Income from delivery of treasury shares relating to share-based compensation	– 207
Capital reserves as at 31.12.2023	**865 062**

- Capital reserves are based on above-par issues on foundation, capital increases as well as changes from trading with subscription rights, treasury shares and share-based compensation.
- As at the balance sheet date, Swiss Prime Site AG’s reserves consisted of a non-distributable amount (legal reserves) of CHF 30.687 million [CHF 30.687 million].

Treasury shares

	in CHF 1 000
Treasury shares as at 01.01.2022	**–58**
Purchase of treasury shares, 57 949 shares, CHF 89.37 average transaction price[1]	–5 179
Share-based compensation, 43 885 shares, CHF 89.85 average transaction price	3 943
Income from delivery of treasury shares relating to share-based compensation	–80
Treasury shares as at 31.12.2022	**–1 374**
Purchase of treasury shares, 33 500 shares, CHF 80.57 average transaction price	–2 699
Share-based compensation, 48 169 shares, CHF 80.18 average transaction price	3 862
Income from delivery of treasury shares relating to share-based compensation	207
Treasury shares as at 31.12.2023	**–4**

[1] Includes the non-cash addition of 23 549 registered shares (CHF 2.091 million) from the capital increase

– As at the balance sheet date, the group companies held 50 shares [14 719 shares] and the group's employee pension fund foundations held no shares [225 946 shares] in Swiss Prime Site AG.

7 Platform costs

7.1 Personnel costs

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Wages and salaries	– 67 645	– 67 423
Social security expenses	– 4 690	– 4 660
Pension plan expenses	– 6 335	– 2 768
Other personnel expenses	– 3 466	– 4 826
Total personnel costs	**– 82 136**	**– 79 677**
Number of employees as at 31.12.	**757**	**674**
Number of full-time equivalents as at 31.12.	**650**	**570**

7.2 Other operating expenses

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Expenses for tangible assets and IT	– 8 281	– 7 778
Non-life insurance, fees	– 1 346	– 758
Capital taxes	– 2 082	– 2 144
Administrative expenses	– 7 348	– 7 260
Consultancy and audit costs	– 8 150	– 10 527
Marketing	– 5 499	– 3 150
Collection and bad debt-related losses	– 1 022	1 620
Total other operating expenses	**– 33 728**	**– 29 997**

7.3 Income taxes

Income taxes

We recognise current income taxes and deferred taxes under income taxes. Current income taxes comprise the expected tax liability on the taxable profit calculated at the tax rates applicable on the balance sheet date, property gains taxes on real estate sales and adjustments to tax liabilities or tax assets for previous years.

Deferred taxes are calculated based on the temporary valuation differences between the book value and the tax base of a balance sheet item (balance sheet liability method). In the calculation, we take account of the expected date of reconciliation of the temporary differences and use the tax rates applicable or determined at the balance sheet date.

We calculate deferred taxes on temporary valuation differences in the property portfolio per property in accordance with the cantonal legislation. We review the applied calculation parameters (especially the tax rates) at least once a year and adapt them if necessary. Cantons with a one-tier tax system charge a separate property gains tax. In addition to ordinary property gains tax, this includes speculative surcharges or complemented ownership deductions (based on the effective holding period). The longer the duration of ownership, the lower the property gains tax. In the case of properties held for sale, we use the effective holding period in the calculation. For other types of properties, we assume a duration of ownership of 20 years or use the effective holding period if it is more than 20 years. Estimating the minimum holding period is subject to considerable discretion.

Where the positive revaluations of properties according to IFRS versus the tax bases are due to recaptured depreciation, the taxes are calculated separately for each property after the deduction of property gains tax and using cantonal tax rates. In the case of positive revaluations exceeding the recapturable depreciation, in cantons with a one-tier tax system, the taxes are calculated with property gains tax rates including surcharges and discounts. For cantons that do not levy any special taxes, the taxes are calculated at cantonal rates.

We recognise tax effects from losses carried forward and tax credits as deferred tax assets if it is likely that the losses carried forward can be offset against future profits within the stipulated statutory periods.

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Current income taxes of the reporting period	– 39 587	– 30 512
Adjustments for current income taxes of other accounting periods	– 2 799	– 117
Total current income taxes	**– 42 386**	**– 30 629**
Deferred taxes resulting from revaluation and depreciation	– 76 807	17 816
Deferred taxes resulting from the sale of investment properties	13 857	15 071
Deferred taxes resulting from tax rate changes	3 947	2 147
Deferred taxes resulting from losses carried forward	– 6 733	6 129
Total deferred taxes	**– 65 736**	**41 163**
Total income taxes	**– 108 122**	**10 534**

Numerical reconciliation of income taxes

Factors leading to the deviation of the effective tax burden from the average tax rate of 20% [20%]:

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Profit before income taxes	505 194	76 160
Income taxes at average tax rate of 20%	– 101 039	– 15 232
Taxes at other rates (including property gains taxes)	6 016	12 874
Deferred taxes resulting from tax rate changes	3 947	2 147
Adjustment for current income taxes for other accounting periods	– 2 799	– 117
Effect of unrecognised losses carried forward (usage)	–	4 733
Effect of unrecognised losses carried forward (recognition)	– 14 248	6 129
Total income taxes	**– 108 122**	**10 534**

Deferred income tax assets

in CHF 1 000	31.12.2022	31.12.2023
Taxable losses carried forward of group companies	75 140	48 302
Possible tax effect on taxable losses carried forward at expected tax rate	**15 028**	**9 491**
Losses carried forward which can in all probability be offset with future profits	– 928	– 32 133
Total recognised deferred tax assets at expected tax rate	– 186	– 6 315
Total deferred tax assets not recognised at expected tax rate	**14 842**	**3 176**
Recognised deferred tax assets on losses carried forward	186	6 315
Other deferred income tax assets	–	1 940
Total deferred income tax assets	**186**	**8 255**

– In the previous year, deferred tax liabilities of CHF 0.910 million were created with the IAS 19 pension assets of CHF 5.752 million (see note 7.3). In connection with this, deferred tax assets were recognised from losses carried forward of CHF 0.186 million that would not have been capitalised without the corresponding deferred tax liabilities. In the reporting year, the pension assets (see note 9.7) were increased to CHF 15.656 million and the related deferred tax liabilities increased to CHF 3.203 million. For that reason, the recognised losses carried forward likewise increased to CHF 2.384 million. In addition, further losses carried forward in the amount of CHF 3.931 million were recognised.

Expiring taxable loss carryforwards

The expiry of taxable loss carryforwards of group companies for which no deferred tax assets were recognised is as follows:

in CHF 1000	31.12.2022	31.12.2023
After 1 year	7 125	–
After 2 years	203	–
After 3 years	4 236	–
After 4 years	934	–
After 5 years	15 871	–
After 6 years	8 268	16 169
After 7 or more years	37 575	–
Total expiring taxable losses carried forward	**74 212**	**16 169**

– The change between the reporting year and previous period is due to the recognition and use of losses carried forward in the current financial year.

Deferred tax liabilities

in CHF 1000	2022	2023
Deferred tax liabilities as at 01.01.	**1 279 736**	**1 328 320**
Change due to acquisitions/divestments of group companies	2 428	21
Change due to revaluation and depreciation, net, recognised in income statement	76 978	– 17 989
Change due to revaluation, net, recognised in other comprehensive income	– 13 018	196
Change through property disposals	– 13 857	– 15 071
Tax rate changes	– 3 947	– 2 147
Deferred tax liabilities as at 31.12.	**1 328 320**	**1 293 330**

– We calculated deferred taxes on temporary valuation differences in the property portfolio using cantonal tax rates of 4.4% to 14.4% [4.4% to 14.4%] and property gains tax rates of 5.0% to 40.0% [4.0% to 26.0%].
– We calculated deferred taxes on properties based on the assumption that the minimum duration of ownership is 20 years. Given a holding period of 15 years, the relevant deferred tax liabilities on future property gains would have been roughly 2.4% higher. Given a reduction of the holding period to ten years, these liabilities would have been around 4.4% higher.

Origin of deferred tax assets and liabilities

in CHF 1000	Asset 31.12.2022	Liability 31.12.2022	Asset 31.12.2023	Liability 31.12.2023
Valuation differences properties	–	1 323 029	–	1 286 100
Leasing	57 208	57 187	50 977	50 971
Net defined benefit assets/liabilities	–	910	71	3 203
Tax losses capitalised	186	–	6 315	–
Fund contract	–	2 654	–	2 514
Derivative financial instruments	–	–	1 869	–
Other	–	1 748	–	1 519
Total	**57 394**	**1 385 528**	**59 232**	**1 344 307**
Offsetting and reclassification	– 57 208	– 57 208	– 50 977	– 50 977
Total deferred tax asset/liability	**186**	**1 328 320**	**8 255**	**1 293 330**

8 Financial risk management

Swiss Prime Site is exposed to a broad spectrum of opportunities and risks, and we have implemented systematic and continuous risk management processes for dealing with these. The following notes should be read as an addition to risk management and climate-related financial risks, which we disclose in the Sustainability Report.

We focus here on financial risks according to IFRS 7 and allocate the risks to the following categories:

Risk category	General description of the risk category
Market risk	We understand market risk to mean the risk that the future cash flows or fair value will change due to market changes.
Liquidity risk	We understand liquidity risk to mean the risk that we cannot meet our financial obligations.
Default risk	We understand default risk to mean the risk that our business partners cannot meet their contractual obligations and we suffer a financial loss.

Risk	Measures	Financial impact
– Rising discount rates have a significant negative impact on the fair value of our properties (market risk)	– To limit the impact, we attach importance to having a strong financing structure. – In most cases, we enter into indexed rental contracts with our tenants.	– We disclose the financial impact on our property portfolio of changes in discount rates in the sensitivity analyses in the Finance Report, in section «5.2 Properties».
– Rising interest rates adversely affect our income statement (market risk)	– The balanced maturity profile of our financial liabilities enables us to smooth out interest rate fluctuations. We also ensure a safe mix between variable and fixed interest financial liabilities. – Partial interest fixing of variable interest-bearing financial liabilities by means of interest rate swaps.	– If the interest rate changes by +/– 0.5% for variable interest financial liabilities, the future annual interest expense will change by +/– CHF 3.606 million [CHF 5.610 million]. – We disclose financial liabilities broken down by interest rate in the Finance Report in section «6.1 Financial liabilities». – Fixing of the interest rate to the end of 2028 for a volume of CHF 400 million. We disclose further information in the section «Derivative financial instruments».
– Market changes make it harder to refinance our financial liabilities/ We cannot meet the covenants of our financing (liquidity risk)	– Our capital management principles include measures for the ongoing optimisation of the equity and debt mix. – We are increasing financial flexibility by replacing secured borrowing with unsecured. – We plan our financial liabilities with a balanced maturity profile and diversification of lenders. – We regularly review whether we are meeting the agreed financial covenants for the financing raised and take account of them in our business planning.	– Important financial covenants for our financing are the debt ratio, the interest coverage ratio and the proportion of secured borrowing (permitted security). We disclose information on these in section «6.1 Financial liabilities». – We disclose the future cash outflows from financial liabilities in the Finance Report in section «6.1 Financial liabilities».
– Short-term capital requirement is not covered (liquidity risk)	– We have committed, undrawn credit facilities that we can draw on any time.	– We disclose the current committed, undrawn credit facilities in the finance report in section «6.1 Financial liabilities».
– Our tenants cease to meet their contractual obligations (default risk)	– A balanced tenant mix, avoiding dependency on major tenants, active credit control and the obtaining of security deposits reduce the default risk.	– Our tenants pay us the rent in five [five] days on average.
– Our other customers cease to meet their contractual obligations (default risk)	– In the case of other receivables, we largely work on a long-term basis with institutional clients, for which we also often handle treasury operations. Other customers often pay for our service with credit cards or directly at checkouts.	– No material financial impact.
– Our partner banks cease to meet their contractual obligations (default risk)	– Cash is only invested with first-class Swiss banking institutions regulated by FINMA.	– No material financial impact.

We have the following maximum default risk:

in CHF 1000	31.12.2022	31.12.2023
Bank deposit	19 508	20 378
Receivables	45 297	106 615
Accrued income and prepaid expenses without capital tax assets	39 816	19 681
Non-current financial assets	9 500	12 016
Total risk	**114 121**	**158 690**

- We are not exposed to any material currency risk because we only operate in Switzerland and do not conduct transactions in foreign currency.

Derivative financial instruments

Our derivative financial instruments are used for the purpose of partial interest-fixing on variable interest-bearing financial liabilities. These instruments are measured at fair value. When they have a positive fair value, they are recognised in the balance sheet as financial assets, and when they have a negative fair value, they are recognised in the balance sheet as financial liabilities. The valuation is performed by the broker and we undertake a plausibility check. We apply hedge accounting: fair value adjustments of derivatives with effective hedging of future cash flows are recorded in shareholders' equity as hedging reserve via other comprehensive income. These reserves are reclassified into the income statement at the time at which the hedged cash flows influence the income statement.

Embedded derivative financial instruments from compound financial instruments are separated from the basic contract and valued at fair value, if the criteria for a separation according to IFRS 9 are met.

- As at 20 July 2023, we have entered an interest rate swap with a constant contract value over the lifetime of CHF 200 million, fixed interest of 1.735% and a term to 1 December 2028. A further interest rate swap followed as at 7 November with a constant contract value for the lifetime of CHF 200 million, fixed interest of 1.350% and a term to 1 December 2028. The hedging relationships are 100% effective. This resulted in a reclassification of the hedging reserves from the designated hedging relationships to net financial income in the reporting period, in the net amount of CHF 0.079 million [n.a.]. As per the balance sheet date, the hedging reserves reported in retained earnings amount to CHF 7.476 million [n.a.]. The fair values of the interest rate swaps amount to CHF 9.345 million [n.a.].
- The conversion options of our convertible bond with a term to 2025 and of our convertible loan with a term to 2030 represent embedded derivatives, which are to be valued separately from the basic contract. These embedded derivatives have a book value of CHF 28.050 million [CHF 0.000 million] as at the balance sheet date.
- The conversion option of the convertible bond repaid in the reporting year met the definition of an equity component and accordingly was not subsequently measured at fair value.
- The fair value of the interest rates swaps is determined by the sum of future, discounted fixed and variable cash flows. The variable cash flows are based on the SARON forwards applicable on the valuation date, and the discount rates on the SARON swap curve applicable on the valuation date. If the interest rate changed by + 50 basis points, the fair value liability of the interest rate swaps would reduce by 9.386 million [n.a.]. If the interest rate changed by - 50 basis points, the fair value liability of the interest rate swaps would increase by CHF 9.837 million [n.a.]. The change in value would be recorded via shareholders' equity with no effect on net income.
- The fair value of the embedded derivatives is calculated as the difference between the fair value of the convertible bond / convertible loan and the bond floor. The bond floor equates to the present value of all future cash flows (coupons and redemption value). If the share price changed by + CHF 5, the fair value of the embedded derivatives would increase by CHF 14.516 million [CHF 1.780 million]. If the share price changed by - CHF 5, the fair value of the embedded derivatives would reduce by CHF 9.987 million [CHF 1.189 million]. Any value change would be recorded with a full effect on net income.

9 Other disclosures

9.1 Accounts receivable

We measure accounts receivable at amortised cost, which is usually the nominal value. We assess the individual receivables for their collectibility and recognise any necessary loss allowances. The loss allowances are calculated in the extent of the expected credit losses.

in CHF 1 000	31.12.2022	31.12.2023
Accounts receivable (gross)	49 620	33 065
Impairments	– 6 961	– 4 533
Total accounts receivable	**42 659**	**28 532**

– Most of the accounts receivable related to claims for rent and ancillary costs.

Maturities of receivables

in CHF 1 000	31.12.2022 Gross receivables	Impairments	31.12.2023 Gross receivables	Impairments
Not yet due	36 612	– 100	21 001	–
Due between 1 and 30 days	4 366	– 1 307	3 358	– 129
Due between 31 and 90 days	2 014	– 1 273	2 513	– 202
Due between 91 and 120 days	390	– 343	254	– 107
Due for more than 120 days	6 238	– 3 938	5 939	– 4 095
Total gross receivables and impairments	**49 620**	**– 6 961**	**33 065**	**– 4 533**

9.2 Inventories

We recognise inventories at average cost, but no higher than the net realisable value. We additionally write down goods that are hard to sell or have a long storage period.

in CHF 1 000	31.12.2022	31.12.2023
Merchandise	36 672	39 570
Other inventories	70	20
Impairments	– 8 738	– 2 865
Total inventories	**28 004**	**36 725**

– The impairments in the previous year include additional impairments on the Jelmoli inventory in the amount of CHF 7.084 million. Of the impairments from the previous year, CHF 6.501 million were recovered, and additional impairments were made in the amount of CHF 0.628 million at the balance sheet date.

9.3 Tangible assets and intangible assets

Tangible assets
We recognise tangible assets at acquisition or production cost less accumulated depreciation and any impairments. We charge expenses for repairs and maintenance directly to the consolidated income statement.

Intangible assets
We recognise intangible assets at cost less accumulated amortisation and any impairments.

Depreciation and amortisation
We allocate depreciation and amortisation on a straight-line basis over the economically useful life. We depreciate tenants' improvements and furniture over eight years and hardware over five years. Software is amortised over five years or over the economically useful life, if shorter. The fund contract is amortised over 20 years.

Impairments
We assess the recoverability of tangible assets and intangible assets whenever changed circumstances or events indicate the possibility of an overvaluation of the carrying amount. If the carrying amount exceeds the recoverable amount, we recognise an impairment.

in CHF 1 000	Tenants' improvements	Moveable assets	Total tangible assets	Fund contract	Software	Total intangible assets
Cost as at 01.01.2023	**40 080**	**52 243**	**92 323**	**18 624**	**78 028**	**96 652**
Additions	98	72	170	–	2 802	2 802
Disposals	– 1 008	– 3 694	– 4 702	–	– 20 608	– 20 608
Disposals from divestments	– 6 253	– 13 328	– 19 581	–	– 50 210	– 50 210
Cost as at 31.12.2023	**32 917**	**35 293**	**68 210**	**18 624**	**10 012**	**28 636**
Cumulative depreciation, amortisation and impairment as at 01.01.2023	**37 895**	**50 536**	**88 431**	**931**	**63 454**	**64 385**
Depreciation and amortisation	371	473	844	931	1 703	2 634
Disposals	– 1 008	– 3 694	– 4 702	–	– 20 608	– 20 608
Disposals from divestments	– 4 811	– 12 148	– 16 959	–	– 35 317	– 35 317
Cumulative depreciation, amortisation and impairment as at 31.12.2023	**32 447**	**35 167**	**67 614**	**1 862**	**9 232**	**11 094**
Total as at 31.12.2023	**470**	**126**	**596**	**16 762**	**780**	**17 542**

in CHF 1 000	Tenants' improvements	Moveable assets	Total tangible assets	Fund contract	Software	Total intangible assets
Cost as at 01.01.2022	**36 389**	**51 508**	**87 897**	**–**	**70 582**	**70 582**
Additions	2 959	1 053	4 012	–	7 446	7 446
Additions from acquisitions	732	427	1 159	18 624	–	18 624
Disposals	–	–745	–745	–	–	–
Cost as at 31.12.2022	**40 080**	**52 243**	**92 323**	**18 624**	**78 028**	**96 652**
Cumulative depreciation, amortisation and impairment as at 01.01.2022	**18 389**	**45 888**	**64 277**	**–**	**38 339**	**38 339**
Depreciation and amortisation	3 992	2 713	6 705	931	9 725	10 656
Disposals	–	–617	–617	–	–	–
Impairment	15 514	2 552	18 066	–	15 390	15 390
Cumulative depreciation, amortisation and impairment as at 31.12.2022	**37 895**	**50 536**	**88 431**	**931**	**63 454**	**64 385**
Total as at 31.12.2022	**2 185**	**1 707**	**3 892**	**17 693**	**14 574**	**32 267**

- The fund contract was recognised in the previous year in connection with the acquisition of the Akara Group.
- In the previous year, Wincasa restarted the ERP project. This resulted in an impairment of software amounting to CHF 6.238 million.
- From the end of 2024, the operating business of Jelmoli will no longer be continued by Swiss Prime Site. Consequently, non-current assets were revalued in the previous year. Accordingly we recognised impairments of CHF 18.066 million on the tangible assets, and CHF 9.152 million on the software.

9.4 Leasing

Swiss Prime Site as lessor

As a rule, property leases and land lease contracts are operating lease contracts, which are generally recognised in the consolidated income statement using the straight line method over the duration of the contract. In some of the rental contracts, target turnovers have been agreed upon with the tenants (i.e. turnover rents). If these are exceeded on an annual basis, the resulting rental income is booked or accrued in the reporting year.

Swiss Prime Site as lessee

Our right-of-use that are recognised can be broken down into two categories: Right-of-use from land lease contracts and right-of-use from the leasing of office space.

For low-value assets and leases with terms of less than 12 months, no right-of-use or lease liabilities were recognised in the balance sheet.

The right-of-use from office space are depreciated on a straight line basis over their economically useful life. In accordance with IFRS 16 and IAS 40.50d, the rights of use from land leases are reported gross by adding the fair value of the lease liability to the fair value of the property. The lease liabilities represent the present value of the expected future lease payments and are calculated using the effective interest rate method.

The right-of-use where we are a lessee have changed as follows:

in CHF 1 000	Land lease	Office Space	Total
Total as at 01.01.2022	**238 702**	**43 132**	**281 834**
Depreciation/revaluation	– 725	– 14 121	– 14 846
Additions	17 219	1 726	18 945
Total as at 31.12.2022	**255 196**	**30 737**	**285 933**
Depreciation/revaluation	– 4 688	– 4 312	– 9 000
Additions	–	503	503
Disposals from divestments	–	– 22 581	– 22 581
Total as at 31.12.2023	**250 508**	**4 347**	**254 855**

- The interest expenses from lease liabilities from continuing operations recognised in the reporting period were CHF 3.964 million [CHF 3.719 million].
- The cash flow from leasing contracts from continuing and discontinued operations amounts to CHF 11.490 million [CHF 14.028 million].

9.5 Goodwill

We recognise goodwill from acquisitions at the residual value (difference between the purchase price and the fair value of the net assets acquired in accordance with IFRS 3). We do not periodically amortise goodwill. However, it is tested for impairment at least once a year. This impairment test is based on assumptions for calculating the value in use, such as growth rates and discount rates, and is based on the smallest identifiable cash generating unit (CGU) in accordance with IAS 36. It is possible that these assumptions will prove to be inaccurate in the future. Likewise, the actual cash flows may differ from the discounted projections.

in CHF 1 000	2022	2023
Cost as at 01.01.	**–**	**152 849**
Additions	152 849	–
Cost as at 31.12.	**152 849**	**152 849**
Cumulative impairment as at 01.01.	**–**	**–**
Impairment	–	–
Cumulative impairment as at 31.12.	**–**	**–**
Total goodwill as at 31.12.	**152 849**	**152 849**

The goodwill is to be allocated in full to the CGU Swiss Prime Site Solutions AG (Asset Management segment). The CGU's recoverable amount is based on value in use.

The key assumptions underlying value in use are as follows:
- The cash flows are based on the business plan for the next five years, taking account of past experience. A constant growth rate of 2.5% [2.5%] for the CGU was used for the cash flows of the periods following the detailed outlook. To estimate the cash flows, assumptions were made about future income from asset management such as management fees, buying and selling commissions, sales commissions and construction management fees. For each income type, the amount of the income depends on the forecast of factors such as assets under management, the transaction volume, the issuing volume or the construction volume.
- A pre-tax discount rate of 10.5% [10.6%] is applied for the CGU. The weighted average cost of capital (WACC) provides the basis for the pre-tax discount rate. This is comprised of the interest rate of a 10-year Swiss Confederation bond which is adjusted by a risk premium (determined by external specialists based on a representative comparison group) and the current average borrowing costs.

The CGU's value in use is significantly higher than the corresponding carrying amount as at the balance sheet date. In the Executive Board's view, as at the balance sheet date, no realistically expectable changes in the key assumptions made could lead to the CGU's carrying amount exceeding the value in use. The impairment test was conducted in the fourth quarter of 2023. Goodwill was assessed as recoverable as part of that test.

9.6 Accrued expenses

in CHF 1000	31.12.2022	31.12.2023
Renovation and project costs	103 863	102 644
Cost of goods sold	1 064	189
Other operating expenses	31 609	21 963
Current capital taxes	2 404	5 392
Interests	–	952
Total accrued expenses	**138 940**	**131 140**

9.7 Pension plans

Our group companies maintain various pension fund schemes. These pension fund schemes are legally independent and financed from employer and employee contributions. In accordance with IAS 19, we treat the basic insurance as a defined benefit pension plan and have the present value of the pension plans calculated by external experts in accordance with the projected unit credit method. By contrast, the 1e supplemental insurance is recorded as a defined contribution plan, since its treatment as a defined benefit plan would not have a material effect on the consolidated financial statements. We record the difference between the fair value of the plan assets and the present value of benefit obligations in our balance sheet. We only recognise surpluses as net pension assets to the extent to which a future economic benefit arises for the Group in the form of lower contributions within the meaning of IFRIC 14.

- Swiss Prime Site ensures its employees have occupational pension insurance with regard to the economic consequences of old age, disability and death within the framework of various pension schemes that are legally and financially separate from the employer.
- The occupational pension scheme operates on a funded basis. Individual retirement assets are saved during a working life, taking account of the insured annual salary and of the annual retirement credits plus interest. The lifelong retirement pension is calculated from the retirement assets available at the time of retirement, multiplied by the currently applicable pension conversion rate of 5.20% – 5.25% [5.25%].
- To finance the benefits, savings and risk contributions are collected from employees and employers as a percentage of the insured salary in accordance with the respective regulations or respective premium invoice of the collective foundation. At least 50% of the financing is provided by the employer.

Changes to the plan

As a consequence of the sale of the Wincasa Group/the planned closure of Jelmoli, there was a change from autonomously managed pension funds to a new pension solution in the 2023 financial year (with the exception of employees of Jelmoli AG, who will remain with the previous solution until the retail business closes). The effects of the sale in the reporting year are shown in the following tables under «Change in scope of consolidation». The figures in the comparative period relate to the acquisition of the Akara Group in the previous year.

The new pension solution consists of basic insurance and flexible 1e supplemental insurance. The effect from the change to the plan was recorded with an effect on net income in the 2023 financial year as a past service cost. The basic insurance is classified as a defined benefit plan. In contrast, the 1e supplemental insurance is treated as a defined contribution plan for reasons of materiality.

Calculation assumptions

The following assumptions were used for the valuation of the occupational pension plans (weighted average values):

Assumptions

	in	31.12.2022	31.12.2023
Discount rate	%	2.20	1.45
Future salary increases	% p.a.	1.50	1.50
Future pension increases	% p.a.	–	–
Percentage of retirement benefits as pension upon retirement	%	30.0	30.0
Assumption to longevity of active insured persons with age of 45 (women)	years	45.7	45.8
Assumption to longevity of active insured persons with age of 45 (men)	years	43.9	44.0
Assumption to longevity of retirees with age of 65 (women)	years	24.6	24.7
Assumption to longevity of retirees with age of 65 (men)	years	22.8	23.0

Development of the defined benefit obligations

in CHF 1 000	2022	2023
Present value of defined benefit obligations as at 01.01.	**541 013**	**461 683**
Interest expense on defined benefit obligations	1 646	6 550
Current service cost (employer)	16 797	8 915
Contributions by plan participants	11 553	6 990
Benefits paid	– 23 400	– 25 433
Past service cost	– 858	– 3 437
Effect of change to defined contribution pension solution	–	– 21 022
Change in scope of consolidation	10 762	– 242 172
Administration cost (excluding cost for managing plan assets)	273	151
Actuarial gain (–)/loss (+) on benefit obligations	– 96 103	33 350
Total present value of defined benefit obligations as at 31.12.	**461 683**	**225 575**

- The present value of benefit obligations for actively contributing insured persons was CHF 103.533 million [CHF 261.060 million] and for pensioners was CHF 122.042 million [CHF 200.623 million].

Development of the plan assets

in CHF 1 000	2022	2023
Fair value of plan assets as at 01.01.	**659 527**	**617 947**
Interest income on plan assets	2 001	8 912
Contributions by the employer	18 001	9 598
Contributions by plan participants	11 553	6 990
Benefits paid	– 23 400	– 25 433
Effect of change to defined contribution pension solution	–	– 22 291
Change in scope of consolidation	8 687	– 319 789
Return on plan assets excluding interest income	– 58 422	– 2 184
Others	–	– 1 462
Total fair value of plan assets as at 31.12.	**617 947**	**272 288**

- We expect to make contributions of CHF 5.471 million [CHF 15.550 million] to defined benefit pension plans in the 2024 financial year.

Net defined benefit assets

in CHF 1 000	31.12.2022	31.12.2023
Present value of defined benefit obligations	– 461 683	– 225 575
Fair value of plan assets	617 947	272 288
Overfund as at 31.12.	**156 264**	**46 713**
Adjustment due to asset ceiling	– 150 512	– 31 057
Net defined benefit assets	**5 752**	**15 656**

The net pension plan assets of CHF 15.656 million [CHF 5.752 million] breaks down into CHF 16.015 million [CHF 5.752 million] in assets and CHF 0.359 million [CHF 0.000 million] in liabilities. The assets/economic benefit available were calculated in the form of decreased future contribution payments.

For various group companies, an asset results as at 31 December 2022 and as at 31 December 2023 that can only be recognised within the framework of the asset ceiling if there is a corresponding economic benefit. In accordance with IFRIC 14, an economic benefit arises when the expected contributions by the employer fall below the following year's service cost. The development of this asset ceiling is presented in the following table.

Development of the effect of the asset ceiling

in CHF 1000	2022	2023
Asset ceiling as at 01.01.	**38 275**	**150 512**
Interest expense on effect of asset ceiling	115	2 230
Change in effect of asset ceiling excluding interest expense	112 122	– 44 068
Change in scope of consolidation	–	– 77 617
Total asset ceiling as at 31.12.	**150 512**	**31 057**

Defined benefit cost/income

in CHF 1000	01.01.–31.12.2022	01.01.–31.12.2023
Current service cost (employer)	– 7 261	– 6 223
Past service cost	858	3 437
Interest expense on defined benefit obligations	– 801	– 4 799
Interest income on plan assets	1 006	6 619
Interest expense on effect of asset ceiling	–	– 1 690
Administration cost (excluding cost for managing plan assets)	– 137	– 112
Defined benefit cost (–)/income (+)	**– 6 335**	**– 2 768**

Remeasurement of net defined benefit obligations

in CHF 1000	01.01.–31.12.2022	01.01.–31.12.2023
Actuarial gain (+)/loss(–) on defined benefit obligations	96 103	– 33 350
Return on plan assets excluding interest income	– 58 422	– 2 184
Change in effect of asset ceiling excluding interest expense	– 112 122	44 068
Effect of change to defined contribution pension solution	–	– 1 269
Other	–	– 777
Remeasurement of net defined benefit obligations recognised in other comprehensive income	**– 74 441**	**6 488**

Actuarial gains or losses on defined benefit obligations

in CHF 1000	01.01.–31.12.2022	01.01.–31.12.2023
Actuarial gain (+)/loss (–) arising from changes in financial assumptions	91 279	– 15 225
Actuarial gain (+)/loss (–) arising from changes in demographic assumptions	–	65
Actuarial gain (+)/loss (–) arising from experience adjustments	4 824	– 18 190
Total actuarial gain (+)/loss (–) on defined benefit obligations	**96 103**	**– 33 350**

Development of the net defined benefit assets

in CHF 1000	2022	2023
Net defined benefit assets as at 01.01.	**80 239**	**5 752**
Defined benefit cost (–)/income (+) recognised in the consolidated income statement	–6 335	–2 768
Defined benefit cost from discontinued operations	–9 637	–3 414
Remeasurement of net defined benefit obligations recognised in other comprehensive income (OCI)	–74 441	6 488
Contributions by the employer	18 001	9 598
Effect of business combinations and disposals	–2 075	–
Total net defined benefit assets as at 31.12.	**5 752**	**15 656**

– The discount rate as at 31.12.2023 fell significantly from 2.20% to 1.45% in comparison with the previous year. However, in addition to an increase in obligations, the economic benefit pursuant to IFRIC 14 also increased. As a result, a large portion of the existing surplus on the IAS 19 balance sheet as at 31 December 2023 can be recognised due to the higher asset ceiling compared with the previous year, and thus a significantly higher asset is reported compared with the end of 2022. The value change was recorded in comprehensive income.

Asset structure of the plan assets (asset categories)

in CHF 1000	31.12.2022	31.12.2023
Cash and cash equivalents with quoted market price	15 846	176 461
Equity instruments with quoted market price	235 261	31 672
Equity instruments without quoted market price	–	183
Debt instruments (e.g. bonds) with quoted market price	61 746	22 040
Debt instruments (e.g. bonds) without quoted market price	–	975
Real estate with quoted market price	210 846	15 089
Real estate without quoted market price	–	14 256
Others with quoted market price	94 248	3 875
Others without quoted market price	–	7 737
Total plan assets at fair value	**617 947**	**272 288**

Sensitivity analysis

in CHF 1000	31.12.2022	31.12.2023
Value of defined benefit obligations as at 31.12.	**461 683**	**225 575**
Defined benefit obligations as at 31.12. with discount rate –0.25%	475 361	232 214
Defined benefit obligations as at 31.12. with discount rate +0.25%	448 792	219 356
Defined benefit obligations as at 31.12. with life expectancy +1 year	475 185	235 637
Defined benefit obligations as at 31.12. with life expectancy –1 year	447 801	215 269
Service cost (employer) of next year with discount rate +0.25%	13 408	4 661

in years	31.12.2022	31.12.2023
Weighted average duration of defined benefit obligations	11.8	11.7
Weighted average duration of defined benefit obligations for active members	12.9	14.3
Weighted average duration of defined benefit obligations for pensioners	10.3	9.4

9.8 Future obligations

Swiss Prime Site concluded agreements with various general contractors for the construction of new and modified buildings within the scope of new construction activities as well as the restructuring and renovation of existing properties. The due dates for the respective residual payments for these general contractor agreements are as follows:

in CHF 1 000	31.12.2022	31.12.2023
2023	235 575	n.a.
2024	87 914	146 670
2025	9 933	32 748
2026	–	1 045
2027	3 000	319
Total future obligations based on total contractor agreements	**336 422**	**180 782**

9.9 Transactions with related parties

Related parties are deemed to be the Board of Directors, Executive Board, the Group's pension funds, associates and their subsidiaries, and the investment vehicles of Swiss Prime Site Solutions AG.

Disclosure of the following fixed compensation to members of the Board of Directors and the fixed and variable compensation to the Executive Board was based on the accrual principle (i.e. recognised in the relevant period, regardless of cash flow).

Compensation to the Board of Directors and Executive Board

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Fixed compensation in cash, gross	4 146	3 637
Variable compensation in cash, gross	1 648	1 119
Share-based compensation	1 754	1 776
Other compensation components	79	61
Pension fund contributions	554	362
Other social security contributions	422	328
Total compensation to the Board of Directors and Executive Board	**8 603**	**7 283**
Expense allowance	144	87

- The Board of Directors receives 50% of its compensation in the form of Swiss Prime Site AG shares. The shares are blocked for a period of three years [three years]. In the reporting year, we transferred 9 751 shares [8 914 shares] at a market value of CHF 0.800 million [CHF 0.772 million] to the members of the Board of Directors.
- The Executive Board receives a variable compensation in cash and up to 47.5% [37.5%] of the base salary as performance share units (PSUs) as part of a long-term incentive plan (LTI). The number of PSUs are allocated the following financial year using the 60-day volme weighted average price (VWAP) form the previous year as at 31 Dezember and are subject to a three-year vesting period. As key performance indicators (KPIs) the earnings per share (EPS) excluding revaluation effects and deferred taxes, and the GRESB KPIs, the «GRESB Standing Investment score» and «GRESB Development score» are applied.
- In the reporting year, we allocated 10 815 [12 353] performance share units to the Executive Board. Recognition in the consolidated financial statements is spread over the three-year vesting period at the price of CHF 76.05 [CHF 91.25] (stock exchange price on the grant date). The resulting expense booked in the consolidated income statement was CHF 1.020 million [CHF 1.117 million].

Other related parties

in CHF 1 000	Type	01.01.–31.12.2022 or 31.12.2022	01.01.–31.12.2023 or 31.12.2023
Akara Property Development 1 LP	Accounts receivables (+)/accounts payables (–)	27	106
	Income from asset management	105	206
Akara Diversity PK	Accounts receivables (+)/accounts payables (–)	3 791	–
	Income from asset management	22 092	25 046
	Income from real estate developments (net)	188	–
Various pension funds and the SPS and Jelmoli welfare foundation	Accounts receivables (+)/accounts payables (–)	–1 481	–905
Swiss Prime Investment Foundation	Accounts receivables (+)/accounts payables (–)	426	–
	Income from asset management	17 703	16 431
	Income from other real estate services	4 993	–
Swiss Prime Site Solutions Investment Fund Commercial	Accounts receivables (+)/accounts payables (–)	101	–
	Income from asset management	6 746	3 200
	Income from other real estate services	895	–

- In the 2023 financial year, we sold two properties at a transaction volume totalling around CHF 29 million to Akara Swiss Diversity Property Fund PK.
- In the 2022 financial year, seven existing properties were sold to Swiss Prime Site Solutions Investment Fund Commercial. The transaction had a total volume of around CHF 80 million.
- All sales to related parties in the reporting period and previous period were completed under market conditions based on appraisals of independent valuation experts and were approved by FINMA.

9.10 Scope of consolidation

Consolidation methods

In the consolidated financial statements, we consolidate the audited separate financial statements of Swiss Prime Site AG and its directly or indirectly controlled group companies. We have control over companies if we are exposed to variable returns from our involvement with the companies and we have the power to influence the companies. We consolidate these group companies using the full consolidation method. We have eliminated all significant transactions and assets between the individual group companies and any intercompany profits accordingly.

We account for companies that we do not control, but over which we exercise a significant influence, as associates using the equity method.

We measure companies in which we hold less than 20% of the shares at fair value through the income statement and recognise the asset position in securities or non-current financial investments.

Discontinued operations

The group companies Wincasa AG and streamnow ag were sold to Implenia AG. The sale was announced in a press release on 30 March 2023. The closing of the contract, and hence the derecognition, took place on 4 May 2023. Wincasa AG and streamnow ag are therefore still included for four months in the consolidated financial statements of the reporting year.

Assets and liabilities of the Wincasa Group as at the divestment date of 4 May 2023 were as follows:

in CHF 1000	04.05.2023
Assets	
Cash	160 461
Receivables and short-term loans	11 104
Other current assets	26 618
Total current assets	**198 183**
Tangible assets	2 622
Right-of-use assets	22 581
Intangible assets	14 893
Other non-current assets	14
Total non-current assets	**40 110**
Total assets	**238 293**
Liabilities	
Accounts payable	37 818
Accrued expenses and deferred income	7 465
Lease liabilities	22 684
Other liabilities	150 979
Total liabilities	**218 946**
Net assets sold	**19 347**
Sales price in cash and cash equivalents	170 500
Transaction costs	–5 465
Sales result	**145 688**

The following earnings and cash flows were generated from discontinued operations:

in CHF 1 000	01.01.–31.12.2022	01.01.–04.05.2023
Earnings from discontinued operations		
Income from real estate services	152 637	51 457
Other operating income	5 055	2 055
Operating income	**157 692**	**53 512**
Real estate costs	–6 915	–3 472
Personnel costs	–107 421	–37 197
Other operating expenses	–18 408	–5 746
Depreciation and amortisation	–17 388	–3 256
Capitalised own services	2 139	768
Operating expenses	**–147 993**	**–48 903**
Operating result (EBIT)	**9 699**	**4 609**
Financial expenses	–538	–8
Financial income	268	135
Profit before income taxes	**9 429**	**4 736**
Income taxes	–2 072	–1 100
Profit after income taxes	**7 357**	**3 636**
Gain on the disposal from discontinued operations before taxes	–	145 688
Profit attributable to shareholders of Swiss Prime Site AG from discontinued operations	**7 357**	**149 324**
Earnings per share (EPS) from discontinued operations, in CHF	0.10	1.95
Diluted earnings per share from discontinued operations, in CHF	0.09	1.85
Cash flow from discontinued operations		
Cash flow from operating activities, net	23 786	57 261
Cash flow from investing activities, net	–109 390	111 068
Cash flow from financing activities, net	–14 710	–11 523

Acquisitions during the previous year

- To strengthen the Real Estate Asset Management business area (Asset Management segment), we acquired a 100% stake in the Akara Group as at 10 January 2022.
- The Akara Group included Akara Funds AG (a FINMA-regulated fund provider specialising in residential and commercial properties), Akara Real Estate Management AG (real estate services in the areas of development, execution, management and marketing), Akara Property Development AG (management of a limited partnership for collective investments) and Akara Holding AG.
- The real estate assets under management, totalling around CHF 2.3 billion on the date of acquisition, comprise «Akara Diversity PK» (a real estate fund for tax-exempt pension funds), the private equity product «Akara Property Development 1 KmGK» for qualified investors and a development pipeline of more than CHF 240 million (which also includes Akara Tower in Baden).
- With the purchase of the Akara Group, we also acquired the limited partners' shares in Akara Property Development 1 KmGK for CHF 5 million. The shares are accounted for as non-current financial investments.
- In the financial year 2022, the Akara Group contributed operating income of CHF 32.002 million, EBIT of CHF 11.056 million and profit of CHF 9.748 million towards the Group result.
- Transaction costs amounted to CHF 0.365 million and were recognised in the consolidated income statement in consultancy expenditure under other operating expenses (reported in cash flow from operating activities).
- The acquired companies Akara Holding AG, Akara Funds AG and Akara Real Estate Management AG were merged into Swiss Prime Site Solutions AG on 1 July 2022. This transaction was entered in the commercial register on 9 August 2022.

The fair values of the identifiable assets and liabilities of the Akara Group as at the acquisition date of 10 January 2022 were:

in CHF 1 000	10.01.2022
Cash	944
Receivables and short-term loans (no non-collectable receivables)	17 142
Accrued income and prepaid expenses	9 074
Tangible assets	1 159
Right-of-use assets	1 727
Fund contract	18 624
Total assets	**48 670**
Accrued expenses and deferred income	9 660
Net defined benefit liabilities	2 074
Other liabilities	4 024
Lease liabilities	1 726
Total liabilities	**17 484**
Net assets sold	**31 186**
Purchase price in shares (724 691 shares of Swiss Prime Site AG)	64 359
Purchase price in cash	119 676
Goodwill	**152 849**

– Goodwill comprises assets that cannot be separately identified or reliably determined, stemming primarily from future estimated earnings. Goodwill is not tax deductible. The acquisition of the Akara Group enables us to significantly increase our earnings and our assets under management, in addition to strengthening and expanding our strategic market position in the area of asset management.

Fully consolidated investments in group companies (direct or indirect)

	Field of activity	31.12.2022 Capital in CHF 1 000	Shareholding in %	31.12.2023 Capital in CHF 1 000	Shareholding in %
Akara Property Development AG, Zug	Asset management	100	100.0	100	100.0
Jelmoli AG, Zurich	Retail	6 600	100.0	6 600	100.0
streamnow ag, Zurich[1]	Real estate services	100	100.0	n.a.	n.a.
Swiss Prime Site Finance AG, Zug	Financial services	100 000	100.0	100 000	100.0
Swiss Prime Site Immobilien AG, Zurich	Real estate	50 000	100.0	50 000	100.0
Swiss Prime Site Management AG, Zug	Services	100	100.0	100	100.0
Swiss Prime Site Solutions AG, Zug	Asset management	1 500	100.0	1 500	100.0
Wincasa AG, Winterthur[1]	Real estate services	1 500	100.0	n.a.	n.a.
Zimmermann Vins SA, Carouge	Real estate	350	100.0	350	100.0

[1] Sale of Wincasa AG and streamnow ag as at 04.05.2023

Investments in associates valued according to the equity method

	Field of activity	31.12.2022 Capital in CHF 1 000	Shareholding in %	31.12.2023 Capital in CHF 1 000	Shareholding in %
INOVIL SA, Lausanne	Parking	5 160	27.1	5 160	27.1
Parkgest Holding SA, Geneva	Parking	4 750	38.8	4 750	38.8
Flexoffice Schweiz AG, Zurich	Office services	124	27.2	124	27.2

9.11 Classification and fair value financial instruments

in CHF 1 000	Fair value level 1	Fair value level 2	Fair value level 3	Total levels	31.12.2023 Book value
Financial assets at amortised cost[1]					
Cash					22 069
Receivables					106 615
Accrued income and prepaid expenses without capital tax assets					19 681
Non-current financial assets			800	800	800
Financial assets at fair value					
Securities	454			454	454
Non-current financial assets			11 216	11 216	11 216
Financial liabilities at amortised cost					
Payables					51 355
Accrued expenses without capital tax liabilities					125 748
Mortgage-backed loans		717 785		717 785	745 495
Unsecured loans		1 880 180		1 880 180	1 891 245
Convertible bonds/loans	587 047			587 047	582 929
Bonds	2 137 024			2 137 024	2 208 643
Financial liabilities at fair value					
Derivative financial instruments		9 345		9 345	9 345

in CHF 1 000	Fair value level 1	Fair value level 2	Fair value level 3	Total levels	31.12.2022 Book value
Financial assets at amortised cost[1]					
Cash					21 201
Receivables					45 297
Accrued income and prepaid expenses without capital tax assets					39 816
Non-current financial assets			1 324	1 324	1 352
Financial assets at fair value					
Securities	1 130			1 130	1 130
Non-current financial assets			8 149	8 149	8 149
Financial liabilities at amortised cost					
Payables					153 786
Accrued expenses without capital tax liabilities					136 536
Mortgage-backed loans		671 885		671 885	745 520
Unsecured loans		1 819 033		1 819 033	1 872 000
Convertible bonds/loans	533 350			533 350	542 678
Bonds	1 893 165			1 893 165	2 059 187

[1] For items without fair value disclosure, the carrying amount is an adequate approximation of the fair value

9.12 Major shareholders

Major shareholders (shareholding interest >3%)	31.12.2022 Shareholding interest in %	31.12.2023 Shareholding interest in %
BlackRock Inc., New York	<10.00	>10.00
Credit Suisse Funds AG, Zurich	8.04	6.46
UBS Fund Management (Switzerland) AG, Basel	4.51	4.96

9.13 Events after the balance sheet date

The consolidated financial statements were approved for publication by the Board of Directors on 6 February 2024.

No further events occurred between 31 December 2023 and the date of approval of these consolidated financial statements that would result in adjustment of the book values of the Group's assets and liabilities as at 31 December 2023, or that would need to be disclosed at this point.

Definition of alternative performance measures

Cash yield
Distribution per share as a percentage of the share price at the end of the period.

Operating result before depreciation and amortisation (EBITDA)
Operating result before financial result and taxes (EBIT) plus depreciation and impairments on tangible assets as well as amortisation and impairments on intangible assets.

Operating Result (EBIT) excluding revaluations
Operating result (EBIT) less revaluations of the fair value properties and valuation effects from embedded derivatives.

Equity ratio
Total shareholders' equity as a percentage of total assets.

Return on equity (ROE)
Profit (attributable to shareholders of Swiss Prime Site AG) divided by average equity (attributable to shareholders of Swiss Prime Site AG).

Return on equity (ROE) excluding revaluations and deferred taxes
Profit (attributable to shareholders of Swiss Prime Site AG) less revaluations of fair value properties, valuation effects from embedded derivatives and deferred taxes, divided by average equity (attributable to shareholders of Swiss Prime Site AG).

EPRA like-for-like rental change
Shows the development of net rental income from the stock of investment properties that were under our operational control within two balance sheet dates. Changes from purchases, sales and developments are not taken into account.

EPRA NDV (net disposal value)
Determines equity per share based on a sales scenario. Deferred taxes are therefore recognised as they are under IFRS.

EPRA NRV (net reinstatement value)
Determines equity per share based on the assumption that no properties are ever sold.
The NAV is therefore adjusted for deferred taxes and the necessary incidental purchase expenses are added back. Captures the value of the assets that would be needed to rebuild Swiss Prime Site.

EPRA NTA (net tangible asset)
Determines equity per share on the assumption that properties are bought and sold in the same volumes as before. Some of the deferred taxes will therefore be crystallised through sales. However, based on our Company performance to date and our planning, the share of sales is low. Besides expected sales, intangible assets are fully excluded from the NTA.

Loan-to-value (LTV) ratio of the property portfolio
Current and non-current financial liabilities (without lease liabilities and derivatives) of the Real Estate segment as a percentage of the property portfolio (without right-of-use) at fair value. Cash is deducted from financial liabilities.

FFO I yield
Shows funds from operations (FFO) in proportion to the average equity of the reporting period.

Funds from operations (FFO)
This key figure is a measure of cash flow from operations (FFO I). FFO II additionally includes cash effective income from property sales. See note 3.2 to the consolidated financial statements for the calculation.

Profit excluding revaluations and deferred taxes
Profit less revaluations of investment properties and deferred taxes.

Earnings per share (EPS) excluding revaluations and deferred taxes
Profit (attributable to shareholders of Swiss Prime Site AG) less revaluations of fair value properties, valuation effects from embedded derivatives and deferred taxes, divided by the weighted average number of outstanding shares.

Return on invested capital (ROIC)
Profit (attributable to shareholders of Swiss Prime Site AG) plus financial expenses divided by the average total assets.

Return on invested capital (ROIC) excluding revaluations and deferred taxes
Profit (attributable to shareholders of Swiss Prime Site AG) plus financial expenses less revaluations of fair value properties, valuation effects from embedded derivatives and deferred taxes, divided by the average balance sheet total.

Vacancy rate
Rental income from vacancies as a percentage of target rental income from the rental of investment properties.

NAV (net asset value) after deferred taxes per share
Shareholders' equity (attributable to shareholders of Swiss Prime Site AG) divided by the number of shares issued on the balance sheet date (excluding treasury shares).

NAV (net asset value) before deferred taxes per share
Shareholders' equity (attributable to shareholders of Swiss Prime Site AG) plus deferred tax liabilities, divided by the number of issued shares at the balance sheet date (excluding treasury shares).

Net yield on property
Real estate income as a percentage of the property portfolio at fair value as at the balance sheet date.

Employees and full-time equivalents (FTE)
Number of persons contractually employed by a group company as at the balance sheet date. Multiplied by the percentage level of employment shows the number of full-time equivalents (FTE).

Interest-bearing financial liabilities
Current and non-current financial liabilities less derivative financial instruments (other non-current financial liabilities).

Report of the valuation expert

The properties of Swiss Prime Site Immobilien AG are valued semi-annually by Wüest Partner AG at their current values. The present valuation is valid as of 31 December 2023.

Valuation standards and principles
The market values determined as of 31 December 2023 are in line with the **«Fair Value»,** as defined in the International Financial Reporting Standards (IFRS) in accordance with **IAS 40** (Investment Property) and **IFRS 13** (Fair Value Measurement). The fair value corresponds to the price that independent market participants would receive under normal market conditions on the valuation date when selling an asset (exit price).

An **exit price** is the sales price postulated in the purchase contract, to which the parties have mutually agreed. Transaction costs, usually consisting of brokerage commissions, transaction taxes as well as land registry and notary costs, are not taken into account when determining the fair value. Thus, in accordance with paragraph 25 IFRS 13, the fair value is not adjusted for the transaction costs incurred by the acquirer in a sale («**Gross Fair Value**»). This is in line with Swiss valuation practice.

The valuation at fair value assumes that the hypothetical transaction for the asset to be valued takes place in the market with the largest volume and the largest business activity (**principal market**) and that transactions of sufficient frequency and volume occur so that sufficient price information is available for the market (active market). If such a market cannot be identified, the principal market for the asset is assumed to be the one that maximises the selling price on disposal of the asset.

The fair value is determined on the basis of the best possible use of a property («**Highest and best use**»). The best use is the use of a property that maximises its value. This assumes a use that is technically/physically possible, legally permitted and financially feasible. Since maximisation of use is assumed when determining the fair value, the best possible use may deviate from the actual or planned use. Future capital expenditures to improve or increase the value of a property are taken into account accordingly in the fair value measurement. The application of the highest and best use approach is based on the principle of the **materiality** of the potential difference in value of the best possible use compared with the continuing use.

Wüest Partner further confirms that the valuations have been carried out in accordance with national and international standards and guidelines, in particular in accordance with the **International Valuation Standards** (IVS) and the **RICS** guidelines (Red Book).

Determination of fair value
The fair value is determined depending on the quality and reliability of the valuation parameters, with decreasing quality or reliability: Level 1 market price, Level 2 modified market price and Level 3 model-based valuation. In the fair value measurement of a property, different parameters can be applied simultaneously on different hierarchies. The entire valuation is classified according to the lowest level of the fair value hierarchy in which the significant valuation parameters are located.

The value of the properties of Swiss Prime Site Immobilien AG is determined using a model-based valuation in accordance with Level 3 on the basis of input parameters that are not directly observable on the market, whereby adjusted Level 2 input parameters are also applied here (for example, market rents, operating/maintenance costs, discount/capitalisation rates, proceeds from the sale of residential property). Unobservable inputs are only used if relevant observable inputs are not available. Valuation techniques are applied that are appropriate in the circumstances and for which sufficient data are available to determine fair value, maximising the use of relevant observable inputs and minimising unobservable inputs.

The investment properties are valued according to the discounted cash flow method (DCF), which corresponds to international standards and is also used for company valuations. It is recognised as "best practice" - with fundamental freedom of method in real estate valuation. With the DCF method, the current fair value of a property is determined by the sum of all expected future net earnings discounted to the present time (before interest payments, taxes, depreciation and amortisation = EBITDA), while taking investments and maintenance costs into account. The net earnings (EBITDA) are discounted individually per property, depending on the respective opportunities and risks, in line with the market and risk-adjusted. All expected cash flows are disclosed in a detailed report for each property, thus creating the greatest possible transparency. In the report, reference is made to the significant changes since the last valuation.

Properties under construction and development sites with future use as investment properties are valued as project market values, taking into account current market conditions, outstanding investment costs and a risk premium commensurate with the progress of the project (IAS 40/IFRS 13).

Properties under construction intended for later sale (for example condominium flats) are valued at construction cost (IAS 40.9), i.e. ongoing work and construction costs are activated and the subsequent valuation is at the lower value in accordance with IAS 2.

Transparency, uniformity, timeliness and completeness are ensured in the valuation. The relevant legal provisions and specific national and international standards are complied with (SIX regulations for listed real estate companies, IFRS and others).

To guarantee the independence of the valuations and thus ensure the highest possible degree of objectivity, the business activities of Wüest Partner AG exclude trading and the associated commission business as well as the management of properties. The valuation is always based on the latest information about the properties and the property market. The data and documents relating to the properties are provided by the owner. It is assumed that they are correct. All property market data is taken from the continuously updated databases of Wüest Partner AG (Immo-Monitoring 2024).

Development of the real estate portfolio
In the reporting period from 01.01.2023 to 31.12.2023, two properties were acquired and 19 properties were sold. Furthermore, condominium units of building A of the property "Plan-les-Ouates, Route de la Galaise 11A et 11B - Espace Tourbillon" were sold.

In addition, the properties "Schlieren, Zürcherstrasse 39 - JED conversion" and "Zurich, Müllerstrasse 16/20" are listed in the inventory for the first time after completion.

Furthermore, 14 properties in the portfolio are now listed as initial valuation portfolio including development projects. These properties are at the preliminary project stage of development planning and the valuations take this planning status into account for the first time.

The following properties with values as at December 31, 2022 were also sold during the reporting period:

– Berlingen Seestrasse 83, 88, 101, 154 - «Neuguet»	CHF 41’700’000
– Olten, Solothurnerstrasse 231 – Usego	CHF 28’360’000
– Genève-Cointrin, Route de Pré-Bois 14 – GBT	CHF 15’950’000
– Gossau, Wilerstrasse 82	CHF 18’640’000
– Oberbüren, Buchental 2	CHF 11’900’000
– Oberbüren, Buchental 3	CHF 2’535’000
– Oberbüren, Buchental 5	CHF 834’000
– Oberbüren, Buchental 3a	CHF 2’943’000
– Oberbüren, Buchental Parkplatz	CHF 801’000
– Olten, Solothurnerstrasse 201 – Aldi	CHF 6’416’000
– Olten, Solothurnerstrasse 221 – «Usego-Park»	CHF 17’252’000
– Wangen, Rickenbacherfeld	CHF 5’339’000
– Wabern bei Bern, Nesslerenweg 30 - «Chly Wabere»	CHF 9’178’000
– Wil, Obere Bahnhofstrasse 40	CHF 16’730’000
– Frauenfeld, Zürcherstrasse 305	CHF 8’180’000
– Meyrin, Route de Meyrin 210	CHF 2’091’000
– Frick, Hauptstrasse 132 - Fricktal-Center A3	CHF 19’800’000
– Sursee, Moosgasse 20	CHF 8’694’000
– Conthey, Route Cantonale 2	CHF 6’219’000
– Plan-les-Ouates, Route de la Galaise 11A et 11B – Espace Tourbillon, Condominium Units Building A	CHF 3’797’000

(Sale of building land 2, existing properties 16 & partial sale of project 1 (share of 74/1000)

The total market value of the sold properties as of 31 December 2023 was CHF 227'359'000.

The real estate portfolio of Swiss Prime Site Immobilien AG thus comprises 159 properties at the end of 2023 and consists of 128 existing investment properties, 8 plots of building land, 14 initial valuations of existing properties including development projects, 2 initial valuations of existing properties after completion and 7 development properties under construction.

The following 7 development properties are currently under construction:
– At Hochbergerstrasse 60 F-I - "Stücki Park II" in Basel, the existing office and laboratory space at the Hochbergerstrasse 60 - "Stücki Park A-E" property has been expanded by around 27,000 m2 in two stages since 2018 until 2024.
– The building at Steinenvorstadt 5 in Basel, which has been vacant since the end of 2022, will be partially converted into managed residential and retail space after an interim use phase from 2024 until probably the beginning of 2026.
– The PlusEnergy building "BERN 131" is being built at Stauffacherstrasse 131 in Bern in the center of the Wankdorf transport hub. It will have a usable area of 13,900 m2 and will be ready for occupancy at the beginning of 2025.
– At Esplanade de Pont-Rouge 5, 7, 9 - "Alto Pont-Rouge" in Lancy, a commercial building (tenant fit-out) will be completed by the start of 2024 within a development site with four building plots.
– At Riva Paradiso - "Du Lac" in Paradiso, a new replacement building is being realized on the lakeshore, with construction starting in 2021. This future retirement home should be completed by the beginning of 2024.
– The Chemin des Aulx - "Espace Tourbillon" development project in Plans-les-Ouates comprises five buildings with office, commercial and retail space, four of which have now been sold in their entirety. Building A is also being sold in co-ownership on an ongoing basis.
– At Zürcherstrasse 39 - "JED Neubau", a new office/laboratory building without conventional heating technology has been under construction since fall 2022 and is expected to be completed by the end of 2024.

Measurement results as of December 31, 2023
As of 31 December 2023, the current value of the total property portfolio of Swiss Prime Site Immobilien AG (159 properties in total) is valued at CHF 13,074.599 million. This means that the current value of the portfolio has decreased by CHF -13.116 million, or -0.10%, compared to December 31, 2022. Details of the change in value can be found in the table below.

SPS Portfolio as of 31.12.2022		CHF 13'087.715	Mio.
–	Existing properties	-CHF 185.054	Mio.
–	Initial valuations of existing properties incl. development projects	-CHF 16.462	Mio.
+	Initial valuation of existing property after completion	CHF 30.020	Mio.
+	Acquisitions of existing properties	CHF 192.320	Mio.
–	Sales building land	-CHF 6.140	Mio.
–	Sales existing properties	-CHF 200.170	Mio.
–	Sales projects	-CHF 17.252	Mio.
–	Partial sales of existing properties for sale	-CHF 3.797	Mio.
+	Building sites	CHF 0.188	Mio.
+	Projects	CHF 193.288	Mio.
–	Properties for sale	-CHF 0.057	Mio.
SPS Portfolio as of 31.12.2023		CHF 13'074.599	Mio.
	Delta	-CHF 13.116	Mio.

The gross change in value of the 126 existing properties compared to January 1, 2023 amounted to -2.0 % (excluding purchases (2), initial valuations after completion (2), initial valuations of existing properties including development project (14), building land plots (8), properties in planning or under construction (7), - a total of 33 properties), 19 properties were valued higher, no property was valued the same and 107 properties were valued lower than as of January 1, 2023.

The negative performance of the Swiss Prime Site Immobilien AG portfolio is due to the properties in the portfolio, the initial valuations in the portfolio including the development project and the sales. Properties in planning or under construction had a value-increasing effect. In general, the higher interest rate environment and the weakening seller's market increased investors' yield expectations slightly, which also explains the depreciation of the portfolio. Viewed over the entire portfolio, the net change in value (after deduction of investments made) is also negative.

By contrast, the first-time inclusion of the development projects of the 12 properties in the portfolio, completed investments, new contracts concluded at a higher level, index adjustments and extensions of existing rental agreements, slightly lower vacancy rates and the generally high quality of the properties in sought-after locations contributed to a more stable value development. The value reductions are mainly related to changes in rental potential, new contracts concluded at a lower level, adjusted sales forecasts and higher estimated costs for future maintenance.

Market Report

Trends
Change compared to the last portfolio valuations:

Segment	Subsegment	Market rent	Vacancy	Maintenance	Market Value
Resindential	City	↑	↘	↗	→ / ↘
	Agglomeration	↗ ↑	↘	↗	→ / ↘
	Rural area	↗ →	↘	↗	↘
Office	City	↗ →	→ ↘	↗	→ / ↘
	Agglomeration	→ ↘	↗ →	↗	↘ / ↓
Retail	Highstreet	↗	↘	↗	→ / ↘
	City	↗ →	→	↗	↘
	Agglomeration	↘	↗	↗	↘ / ↓

Economic development

The Swiss economy is only growing moderately, and the outlook is modest

The Swiss economy is growing moderately. After strong growth at the start of 2023, the economy cooled in the second quarter and has stagnated so far. According to SECO, GDP is likely to grow by 1.3 percent in the full year of 2023. The temporary contraction in value added in the industry sector has been offset by solid growth in the services sector. In 2024, economic growth is likely to be below average at 1.1 percent. In particular, subdued demand from abroad, together with inflation-related losses in purchasing power and more restrictive financing conditions, are dampening the outlook. There are also uncertainties regarding the energy situation and geopolitics.

Unemployment rises gradually from a low level

In this context, the utilization of production capacity is likely to decrease and the labour market - starting from a very good base - is likely to cool down. Unemployment is likely to continue its gradual rise from a very low level. Wüest Partner expects employment growth of 1.9 percent in 2023 and 0.6 percent in 2024.

Inflation has fallen in recent months but is likely to rise again in 2024

Inflationary pressure eased steadily over the past year. From a high of over 3.2 percent at the beginning of the year, inflation fell to 1.4 percent in November 2023 compared to the same month in the previous year. In this context, the SNB last raised the key interest rate to 1.75 percent in June 2023 and has since refrained from tightening monetary policy further. Inflation is currently being driven primarily by domestic goods and services, while the fall in energy prices compared to the peak and lower prices for imported goods are counteracting this. Inflation is expected to rise again soon. From the beginning of 2024, electricity prices and rents will rise, and VAT will also be increased. In its December forecast, the SNB anticipates average inflation of 1.9 percent in 2024.

Yields on federal bonds were relatively stable in 2023 but fell significantly towards the end of the year

Yields on federal bonds and mortgage interest rates also followed the downward trend in inflation. The yield on 10-year federal bonds was between 1.1 and 1.6 percent at the beginning of the year, fell slightly in spring and remained relatively constant until November 2023. Since then, there has been a further reduction in yields to 0.6 percent in mid-December 2023, meaning that yields on long-term federal bonds are significantly below the SNB key interest rate. This is an indication that market participants no longer expect key interest rates to rise.

Market for investment properties

While the earnings outlook generally remains positive, the higher yield expectations had a larger impact on the direct investment market and led to devaluations in 2023.

The direct investment market is characterized by devaluations

In contrast to directly held real estate, the indirect investment market is already further advanced. Following the significant declines in 2022, indirect real estate investments have at least partially recovered from past losses in the first eleven months of 2023. During this period, real estate stock corporations recorded an increase of 5.3%, while the fund index was 0.2% lower at the end of November 2023 than at the start of the year (according to WUPIX-A and WUPIX-F). The stabilization occurred on the one hand because premiums have normalized after last year's price corrections and on the other hand the earnings prospects are promising, particularly in the residential segment, thanks to rising rents and low vacancy risks.

The indirect investment market is recovering from the lows of 2022

Construction Market

Residential construction in Switzerland is not picking up speed, although demand is high. Demand for owner-occupied and rental apartments is very high and vacancy rates are low, but investment is being held back by a wide variety of factors. Among other things, the complex processes in densification, increased construction prices, high interest rates, changing yield expectations, immigration, regulations, and the shortage of skilled workers in the construction industry are having a dampening effect on investment.

Despite excess demand and low vacancy rates, various factors are hampering growth in building construction

Based on the building applications submitted and the building permits issued, nominal growth of around 1.8 percent is expected in the new construction segment and growth of 7.5 percent in the renovation segment in 2023. Adjusted for inflation, this means slightly negative growth for new construction and an increase in investment in remodeling such as energy-efficient renovations. In 2024, investment in building construction as a whole is likely to fall in real terms (new construction: -0.8 percent, remodeling: +0.7 percent), which would result in a further worsening of the housing shortage.

Wüest Partner expects a real decline in building construction investments in 2024

Office space market

The labor market has recently developed strongly. In the last two years alone, employment has risen by 220,000 full-time equivalents, with many of the newly created jobs belonging to the typical office sectors. According to our calculations, this has resulted in an additional demand of 210,000 square meters of office space in these sectors alone. The positive momentum is likely to continue in the short term, but lower economic growth and structural changes could make renting office space more challenging in the medium to longer term.

The labor market supports demand for office space

In addition to the quality of the building, the location is also very important for successful letting. Across Switzerland, closing rents fell by 0.1 percent in the second quarter of 2023 compared to the same quarter of the previous year.

In 2024, asking rents are likely to increase slightly in nominal terms

A relatively tight supply of office space will continue to support prices in the future. The decline in new construction activity is partly due to increased construction and financing costs as well as uncertainties related to the use of office space,

The supply of office space is decreasing due to the decline in construction activity

which means that less new space is being built. As a result of the current high demand and falling supply, vacancy rates on the market remain relatively low.

Retail space market

Retail sales fall slightly despite robust growth in consumption

The environment in the retail space market remains challenging. According to SECO's consumer sentiment index, the buying mood in October 2023 has deteriorated further compared to recent months and is well below the long-term average. Although private consumption developed robustly in 2023 despite gloomy consumer sentiment and higher inflation, the retail business excluding petrol stations recorded a decline in sales (-0.4 percent in October 2023 compared to the same month of the previous year, in real terms). One of the main reasons for this is that bricks-and-mortar retailers are not regaining the shares lost to online retail during the pandemic. An improvement in retail sales is therefore not to be expected any time soon.

Average asking rents continue to fall, with the exception of good locations

Rents are still defying structural change, but the pressure will increase in the future. In addition, rising housing costs and stubborn inflation are putting pressure on the budgets of many households. This is likely to have an impact on the willingness to pay for retail space (except in prime locations). Wüest Partner therefore expects asking rents to fall by 1.4 percent in 2024.

The supply of space is decreasing

Only a small amount of new retail space is currently coming onto the market, meaning that supply has fallen by 2.6 percent year-on-year. A trend reversal is not in sight, judging by the continuous decline in building permits.

Retirement Housing

Rents for retirement apartments are likely to rise in 2024

As in the housing market, market rents for retirement apartments are likely to rise in 2024. Higher prices are particularly expected in cities, while prices in rural areas are likely to rise only slightly or remain stable.

The demand for retirement homes will increase sharply

In the medium to long term, the market for retirement apartments offers great growth opportunities. The reason for this is the rapidly growing number of people of retirement age. By 2030, the number of over-65s is expected to increase by a quarter, which corresponds to around 420,000 people. This means that demand for properties for senior citizens is likely to increase significantly.

The entire spectrum is required, from simple forms of care to care places

There is a demand for customizable forms of living with modular and flexible services as well as simple forms of care (e.g. concierge service or outpatient care) that enable independent living in old age. On the other hand, more care places are also needed. Concepts that cover all needs and thus offer a seamless transition from self-determined to assisted living are ideal. Another need is affordable living in old age.

Hospitality

Swiss tourism is developing very well. The positive momentum is likely to continue

The recovery in the tourism industry continued in 2023, defying the global economic downturn and high inflation. According to the BFS, the Swiss hotel industry recorded an increase of 9.2 percent in the number of overnight stays in the first ten months of 2023 and an increase of 3.3 percentage points in average room occupancy compared to the same period of the previous year. This means that 2023 is likely to be a new record year and exceed the pre-pandemic level.

According to the KOF Tourism Forecast, the outlook for next year remains positive, albeit with weaker momentum and regional differences.

In 2023, there were more hotel rooms and slightly more hotels open than in the previous year

Hotel supply also increased in 2023, however to a lesser extent than demand. Analyses by Wüest Partner show that the supply of rooms in Switzerland has increased in both the short term (+3.2 percent vs. 2019) and the long term (+4.8 percent vs. 2013). Hotels also tend to become larger.

Median room rates have risen

Higher median room rates were achieved (+2.4 percent to CHF 288 per room and night in the second quarter of 2023). On the one hand, the price increase is due to strong demand, while on the other, some of the rising personnel and operating costs (particularly for energy) were passed on to customers.

The intrinsic value of hotel properties falls again

Despite the positive economic development, the value of Swiss hotel properties has on average declined. The inflation-induced rise in interest rates has also increased the yield expectations of investors.

Valuation assumptions as of 31 December 2023
In addition to the above comments on valuation standards and methods, the main general valuation assumptions for the present valuations are listed below.

The properties are generally valued on a going concern basis and based on the best possible use of a property. The current rental situation and the current condition of the property form the starting point. After expiry of the existing rental agreements, the current market level is included in the income forecast.

On the cost side, the necessary maintenance and repair costs as well as the ongoing management costs are considered in order to ensure the sustainable generation of income.

In principle, an average and obvious management strategy is assumed. Specific scenarios of the owner are not taken into account, or only to the extent that they are agreed in the rental contract or appear plausible and practicable to third parties. Possible optimization measures in line with the market - such as improved future letting - are considered.

In the valuation or observation period of the DCF method, a more detailed cash flow forecast is prepared for the first ten years, while approximate annualized assumptions are used for the subsequent remaining term.

The valuation implicitly assumes an annual inflation rate of 1.25%. However, the cash flows and discount rates are generally reported on a real basis in the valuation reports.

The specific indexation of the existing rental agreements is taken into account. After the contracts expire, an average indexation rate of 80% is assumed, with rents being adjusted to the market level every five years. Payments are generally assumed to be made monthly in advance after expiry of the rental agreements.

In terms of operating costs (owner charges), it is generally assumed that completely separate service charge accounts are kept and that service charges and operating costs are therefore outsourced to the extent permitted by law. The maintenance costs (repair and maintenance costs) are determined on the basis of benchmarks and model calculations. Based on a rough estimate of the condition of the individual components, their remaining service life is determined, the periodic renewal is modeled and the annual annuities are calculated from this. The calculated values are checked for plausibility using benchmarks determined by Wüest Partner AG and comparable properties. In the first ten years, 100% of the repair costs are included in the calculation, taking into account any possible rent mark-ups in the income forecast. From year eleven onwards, maintenance costs are taken into account at 50% to 70% (value-preserving portions only), without modelling possible rent mark-ups. Contaminated sites are not quantified in the individual valuations; they must be taken into account separately by the client.

The discount rate applied is based on ongoing observation of the real estate market and is derived and checked for plausibility using a model on the basis of a real interest rate, which is composed of the risk-free interest rate (long-term federal bonds) plus general real estate risks plus property-specific surcharges and is determined on a risk-adjusted basis for each property. The average real discount rate for investment properties (144 existing properties, incl. purchases of existing properties; initial valuation after completion; initial valuation of existing properties incl. development projects; excl. building land as well as projects and development sites) weighted by market value is 2.76% in the current valuation. Assuming an inflation rate of 1.25%, this corresponds to a nominal discount rate of 4.04%. The lowest real discount rate selected for an individual property is now 1.75%, the highest 4.90%.

The valuations are based on the rental tables of the administrations as of January 1, 2024. The valuations are based on the floor space data provided by the client/administrations.

Wüest Partner AG, Zurich the 31. December 2023

Andrea Bernhard Director	Gino Fiorentin Partner

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Zurich the 31. December 2023

Report of the statutory auditor

to the General Meeting of Swiss Prime Site AG

Zug

Report on the audit of the consolidated financial statements

Opinion

We have audited the consolidated financial statements of Swiss Prime Site AG and its subsidiaries (the Group), which comprise the consolidated income statement and consolidated statement of comprehensive income for the year ended 31 December 2023, the consolidated balance sheet as at 31 December, the consolidated cash flow statement for the year then ended, consolidated statement of changes in shareholders' equity and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements (pages 5 to 55, 97 to 103) give a true and fair view of the consolidated financial position of the Group as at 31 December 2023 and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards and comply with the Article 17 of the Directive on Financial Reporting (DFR) of SIX Exchange Regulation and Swiss law.

Basis for opinion

We conducted our audit in accordance with Swiss law, International Standards on Auditing (ISAs) and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in the 'Auditor's responsibilities for the audit of the consolidated financial statements' section of our report. We are independent of the Group in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession, as well as the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our audit approach

Overview

Overall Group materiality: CHF 65 million

We concluded full scope audit work for five group companies. Our audit scope addressed over 99% of the Group's assets.

As key audit matters the following areas of focus have been identified:

Valuation of investment properties – assumptions/changes in valuation

Measurement of deferred tax liabilities from investment property valuation differences

PricewaterhouseCoopers AG, Birchstrasse 160, Postfach, 8050 Zürich, Switzerland
Telefon: +41 58 792 44 00, www.pwc.ch

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Materiality

The scope of our audit was influenced by our application of materiality. Our audit opinion aims to provide reasonable assurance that the consolidated financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the consolidated financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall Group materiality for the consolidated financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate, on the consolidated financial statements as a whole.

Overall Group materiality	CHF 65 million
Benchmark applied	Equity
Rationale for the materiality benchmark applied	We chose total equity as the benchmark because it is a generally accepted industry benchmark for materiality consideration relating to real-estate companies.

Audit scope

We designed our audit by determining materiality and assessing the risks of material misstatement in the consolidated financial statements. In particular, we considered where subjective judgements were made; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

The Group is structured along four segments in Switzerland. The Group financial statements are a consolidation of eight reporting units, comprising the Group's operating businesses and centralised functions. We act as group and component auditors for the five significant subsidiaries and were responsible for all audit procedures.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of investment properties – assumptions/changes in valuation

Key audit matter	How our audit addressed the key audit matter
The Group's non-current assets consist mainly of investment properties valued at CHF 12'595 million as at 31 December 2023. They are measured at fair value in accordance with IAS 40 and IFRS 13. Please refer to note 5.2 in the notes to the consolidated financial statements (from page 21). We consider the testing of valuation of investment properties to be a key audit matter due to the size of the balance sheet item, the significance of the appropriateness of the valuation model and the underlying assumptions used in the valuation. Fair values are determined using the discounted cash flow model (DCF model). The most relevant assumptions are the discount rates, the achievable rents per square meters and the vacancy rate. The assumptions are determined on the basis of market comparisons and are disclosed in note 5.2. The Group had all its investment properties valued by an independent property appraiser as at 31 December 2023.	We assessed the design and existence of the controls relating to the property valuation process. In particular, we performed the following audit procedures: • We assessed the professional competence, independence, and appointment of the property appraiser. To this end, we inspected the corresponding engagement letter and assessed the appropriateness of the persons in charge and interviewed the experts in charge. • We reconciled the valuation report of the property appraiser to the accounting details. • With the support of our subject matter experts, we tested samples of investment property valuations in terms of valuation methodology, assumptions and results. The subject matter experts assessed the changes in valuations and the assumptions on the overall portfolio. The valuations were discussed with the property appraiser, management and audit committee. We consider the valuation method applied by management and the parameters used to be an appropriate and sufficient basis for the valuation of investment properties.

Measurement of deferred tax liabilities from property valuation differences

Key audit matter	How our audit addressed the key audit matter
Deferred tax liabilities on property valuation differences amount to approximately CHF 1'286 as at December 2023. The deferred tax liabilities are based on the tax computed on the valuation difference between the tax base value and the higher current value recognized in the consolidated financial statements. Please refer to note 7.3 in the notes to the consolidated financial statements (from page 36). We consider deferred tax liabilities on investment property valuation differences to be a key audit matter. The calculation of deferred tax liabilities is complex and involves significant scope for judgement by management, for example in relation to the expected holding period of the properties and applicable tax rates. Errors and inappropriate assumptions can have significant impact on the amount of the deferred tax liabilities, which is why Management's assumptions are critical to the assessment of deferred taxes.	We have assessed the determination of deferred tax liabilities on properties. We performed the following audit procedures, among others: • We checked the plausibility of management's assumptions regarding the holding period on the basis of internal project documents and the minutes of meetings at which the properties were discussed. • We assessed jointly with internal tax specialists the tax rates used for the purposes of (federal, cantonal and municipal) income taxes and any property gains taxes. • In addition, we reperformed the calculations of the differences between the values disclosed in the consolidated financial statements and the tax basis values. We obtained adequate assurance about the determination and disclosure of deferred tax liabilities on properties by management based on our audit procedures.

Other matter

The consolidated financial statements of Swiss Prime Site AG for the year ended 31 December 2022 were audited by another statutory auditor whose report, dated 7 February 2023, expressed an unmodified opinion on those consolidated financial statements.

Other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements, the consolidated financial statements, the remuneration report and our auditor's reports thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Board of Directors' responsibilities for the consolidated financial statements

The Board of Directors is responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with IFRS Accounting Standards, the art. 17 of the Directive on Financial Reporting (DFR) on the SIX Exchange Regulation and the provisions of Swiss law, and for such internal control as the Board of Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Board of Directors is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Auditor’s responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law, ISAs and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

A further description of our responsibilities for the audit of the consolidated financial statements is located on EXPERTsuisse's website: http://www.expertsuisse.ch/en/audit-report. This description forms an integral part of our report.

Report on other legal and regulatory requirements

In accordance with article 728a para. 1 item 3 CO and PS-CH 890, we confirm the existence of an internal control system that has been designed, pursuant to the instructions of the Board of Directors, for the preparation of the consolidated financial statements.

We recommend that the consolidated financial statements submitted to you be approved.

PricewaterhouseCoopers AG

Patrick Balkanyi	Philipp Gnädinger
Licensed audit expert Auditor in charge	Licensed audit expert

Zürich, 6 February 2024

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EPRA Reporting

EPRA performance key figures

The EPRA performance key figures of Swiss Prime Site were prepared in accordance with EPRA BPR (February 2022).

Summary table EPRA performance measures

		in	01.01.–31.12.2022 or 31.12.2022	01.01.–31.12.2023 or 31.12.2023
A.	EPRA earnings	CHF 1 000	223 535	289 026
	EPRA earnings per share (EPS)	CHF	2.91	3.77
B.	EPRA Net Reinstatement Value (NRV)	CHF 1 000	8 956 893	8 858 011
	EPRA NRV per share	CHF	109.18	106.85
	EPRA Net Tangible Assets (NTA)	CHF 1 000	8 424 808	8 416 280
	EPRA NTA per share	CHF	102.69	101.52
	EPRA Net Disposal Value (NDV)	CHF 1 000	7 378 078	7 240 456
	EPRA NDV per share	CHF	89.93	87.34
C.	EPRA NIY	%	3.1	3.3
	EPRA topped-up NIY	%	3.2	3.3
D.	EPRA vacancy rate	%	3.6	3.5
E.	EPRA cost ratio (including direct vacancy costs)	%	21.9	19.8
	EPRA cost ratio (excluding direct vacancy costs)	%	19.9	18.3
F.	EPRA LTV	%	39.4	40.0
G.	EPRA like-for-like change relative	%	2.0	4.3
H.	EPRA capital expenditure	CHF 1 000	378 724	484 573

A. EPRA earnings

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Earnings per consolidated income statement	**404 429**	**236 018**
Exclude:		
Revaluations of investment properties	– 169 739	250 493
Profit on disposal of real estate developments and trading properties	– 2 086	– 5 872
Profit on disposal of investment properties	– 50 877	– 13 005
Profit on disposal of participations, net	–	– 145 688
Tax on profits on disposals	7 659	2 559
Negative goodwill/goodwill impairment	n.a.	n.a.
Changes in fair value of financial instruments	–	14 300
Transaction costs on acquisitions of group companies and associated companies	365	–
Deferred tax in respect of EPRA adjustments	33 784	– 49 779
Adjustments in respect of joint ventures	n.a.	n.a.
Adjustments in respect of non-controlling interests	n.a.	n.a.
EPRA earnings	**223 535**	**289 026**
Average number of outstanding shares	76 697 074	76 714 489
EPRA earnings per share in CHF	**2.91**	**3.77**
Adjustment profit on disposal of real estate developments and trading properties (core business)	2 086	5 872
Tax on profit on disposal of real estate developments and trading properties	– 292	– 887
Extraordinary impairment on PPE, software and inventory	41 148	–
Tax on extraordinary impairment	– 2 748	–
Adjusted EPRA earnings	**263 729**	**294 011**
Adjusted EPRA earnings per share in CHF	**3.44**	**3.83**

B. EPRA net asset value (NAV) metrics

in CHF 1 000	EPRA NRV 31.12.2022	EPRA NRV 31.12.2023	EPRA NTA 31.12.2022	EPRA NTA 31.12.2023	EPRA NDV 31.12.2022	EPRA NDV 31.12.2023
Equity attributable to shareholders	**6 569 297**	**6 537 382**	**6 569 297**	**6 537 382**	**6 569 297**	**6 537 382**
Include / Exclude:						
i) Hybrid instruments	542 678	582 929	542 678	582 929	542 678	582 929
Diluted NAV	**7 111 975**	**7 120 311**	**7 111 975**	**7 120 311**	**7 111 975**	**7 120 311**
Include:						
ii.a) Revaluation of investment properties[1]	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
ii.b) Revaluation of investment properties under construction[1]	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
ii.c) Revaluation of other non-current investments	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
iii) Revaluation of tenant leases held as finance leases	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
iv) Revaluation of trading properties	–	–	–	–	–	–
Diluted NAV at Fair Value	**7 111 975**	**7 120 311**	**7 111 975**	**7 120 311**	**7 111 975**	**7 120 311**
Exclude:						
v) Deferred tax in relation to fair value gains of investment properties	1 328 135	1 286 100	1 320 011	1 279 342		
vi) Fair value of financial instruments	–	9 345	–	9 345		
vii) Goodwill as a result of deferred tax	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
viii.a) Goodwill as per IFRS balance sheet[2]			–	–	–	–
viii.b) Intangibles as per IFRS balance sheet			– 32 267	– 17 542		
Include:						
ix) Fair value of fixed interest rate debt					266 103	120 145
x) Revaluation of intangibles to fair value[3]	387 682	314 912				
xi) Real estate transfer tax	129 101	127 343	25 089	24 824		
EPRA NAV	**8 956 893**	**8 858 011**	**8 424 808**	**8 416 280**	**7 378 078**	**7 240 456**
Fully diluted number of shares	82 038 045	82 903 723	82 038 045	82 903 723	82 038 045	82 903 723
EPRA NAV per share in CHF	**109.18**	**106.85**	**102.69**	**101.52**	**89.93**	**87.34**

[1] If IAS 40 cost option is used
[2] Only related to Real Estate segment
[3] Include off balance sheet intangibles of the Asset Management segment. Prior year also includes off balance sheet intangibles of Wincasa. Basis of the valuation: business plan for the next four years approved by the BoD, average DCF and EBITDA-multiples based on comparable transactions. 9.8% average discount rate [9.5%], 2.5% terminal growth [1.0%]

C. EPRA NIY and EPRA «topped-up» NIY (net initial yield) on rental income

in CHF 1 000		31.12.2022	31.12.2023
Investment property – wholly owned		13 013 756	13 072 706
Investment property – share of joint ventures/funds		n.a.	n.a.
Trading properties		73 959	1 893
Less: properties under construction and development sites, building land and trading properties		– 1 175 173	– 910 562
Value of completed property portfolio		**11 912 542**	**12 164 037**
Allowance for estimated purchasers' costs		n.a.	n.a.
Gross up value of completed property portfolio	**B**	**11 912 542**	**12 164 037**
Annualised rental income		442 227	460 214
Property outgoings		– 67 280	– 63 350
Annualised net rental income	**A**	**374 947**	**396 864**
Add: notional rent expiration of rent-free periods or other lease incentives		7 120	3 733
Topped-up net annualised rental income	**C**	**382 067**	**400 597**
EPRA NIY	**A/B**	**3.1%**	**3.3%**
EPRA topped-up NIY	**C/B**	**3.2%**	**3.3%**

D. EPRA vacancy rate

in CHF 1 000		31.12.2022	31.12.2023
Estimated rental value of vacant space	A	16 470	16 849
Estimated rental value of the whole portfolio	B	458 616	475 193
EPRA vacancy rate	**A/B**	**3.6%**	**3.5%**

The decrease in the vacancy rate to 3.5% compared to 3.6% in the previous year is due to consistent vacancy management. The current development is also expected for future periods.

E. EPRA cost ratios

in CHF 1 000		01.01.–31.12.2022	01.01.–31.12.2023
Operating expenses per Real Estate segment income statement[1]		103 183	93 963
Net service charge costs/fees		–	–
Management fees less actual/estimated profit element		–	–
Other operating income/recharges intended to cover overhead expenses less any related profits		–	–
Share of Joint Ventures expenses		–	–
Exclude:			
Investment property depreciation		–	–
Ground rent costs		–	–
Service charge costs recovered through rents but not separately invoiced		–	–
EPRA costs (including direct vacancy costs)	**A**	**103 183**	**93 963**
Direct vacancy costs		– 9 590	– 6 909
EPRA costs (excluding direct vacancy costs)	**B**	**93 593**	**87 054**
Gross rental income less ground rents per IFRS[2]		470 337	475 684
Less: service fee and service charge costs components of gross rental income		–	–
Add: share of Joint Ventures (gross rental income less ground rents)		–	–
Gross rental income	**C**	**470 337**	**475 684**
EPRA cost ratio (including direct vacancy costs)	**A/C**	**21.9%**	**19.8%**
EPRA cost ratio (excluding direct vacancy costs)	**B/C**	**19.9%**	**18.3%**
Overhead and operating expenses capitalised		3 127	4 592

[1] Not included are cost of real estate developments, cost of trading properties sold and impairment of intangible assets
[2] Calculated at full occupancy

F. EPRA LTV

		Proportionate Consolidation			
in CHF 1000	Group as reported	Share of Joint Ventures	Share of Material Associates	Non-controlling Interests	Combined 31.12.2023
Include:					
Borrowings from financial institutions	2 646 085	–	–	–	2 646 085
Commercial paper	–	–	–	–	–
Hybrids (including convertibles, preference shares, debt, options, perpetuals)	571 630	–	–	–	571 630
Bond loans	2 210 000	–	–	–	2 210 000
Foreign currency derivatives (futures, swaps, options and forwards)	–	–	–	–	–
Net payables[2]	13 547	–	–	–	13 547
Owner-occupied property (debt)	–	–	–	–	–
Current accounts (Equity characteristic)	–	–	–	–	–
Exclude:					
Cash and cash equivalents	– 22 069	–	–	–	– 22 069
Net Debt (a)	**5 419 193**	**–**	**–**	**–**	**5 419 193**
Include:					
Owner-occupied property	551 507	–	–	–	551 507
Investment properties at fair value	11 493 135	–	–	–	11 493 135
Properties held for sale	178 527	–	–	–	178 527
Properties under development	851 430	–	–	–	851 430
Intangibles[1]	485 302	–	–	–	485 302
Net receivables	–	–	–	–	–
Financial assets	800	–	–	–	800
Total Property Value (b)	**13 560 701**	**–**	**–**	**–**	**13 560 701**
LTV (a/b)	**40.0%**	**–**	**–**	**–**	**40.0%**

in CHF 1 000	Group as reported	Proportionate Consolidation Share of Joint Ventures	Share of Material Associates	Non-controlling Interests	Combined 31.12.2022
Include:					
Borrowings from financial institutions	2 617 520	–	–	–	2 617 520
Commercial paper	–	–	–	–	–
Hybrids (including convertibles, preference shares, debt, options, perpetuals)	544 130	–	–	–	544 130
Bond loans	2 060 000	–	–	–	2 060 000
Foreign currency derivatives (futures, swaps, options and forwards)	–	–	–	–	–
Net payables[2]	180 213	–	–	–	180 213
Owner-occupied property (debt)	–	–	–	–	–
Current accounts (Equity characteristic)	–	–	–	–	–
Exclude:					
Cash and cash equivalents	– 21 201	–	–	–	– 21 201
Net Debt (a)	**5 380 662**	**–**	**–**	**–**	**5 380 662**
Include:					
Owner-occupied property	572 645	–	–	–	572 645
Investment properties at fair value	11 288 676	–	–	–	11 288 676
Properties held for sale	183 032	–	–	–	183 032
Properties under development	1 043 362	–	–	–	1 043 362
Intangibles[1]	572 798	–	–	–	572 798
Net receivables	–	–	–	–	–
Financial assets	1 352	–	–	–	1 352
Total Property Value (b)	**13 661 865**	**–**	**–**	**–**	**13 661 865**
LTV (a/b)	**39.4%**	**–**	**–**	**–**	**39.4%**

[1] Includes, among others, off balance sheet intangibles of the Asset Management segment. Prior year also includes Wincasa. Basis of the valuation: business plan for the next four years approved by the BoD, average DCF and EBITDA-multiples based on comparable transactions. 9.8% average discount rate [9.5%], 2.5% terminal growth [1.0%]

[2] Net receivables / payables include the following consolidated balance sheet line items: (–) accounts receivable, (–) other current receivables, (–) current income tax assets, (+) accounts payable, (+) other current liabilities, (+) advance payments, (+) current income tax liabilities

G. EPRA like-for-like rental change

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Rental income per Real Estate segment income statement	451 158	456 791
Acquisitions	– 796	– 927
Disposals	– 15 779	– 5 857
Development and new building projects	– 48 936	– 52 878
Property operating expenses	– 25 893	– 21 907
Property leases	– 6 661	– 6 844
Conversions, modifications, renovations	–	–
Other changes	–	–
Total EPRA like-for-like net rental income	**353 093**	**368 378**
EPRA like-for-like change absolute	**7 789**	**15 285**
EPRA like-for-like change relative	**2.0%**	**4.3%**
EPRA like-for-like change by areas		
Zurich	2.4%	5.0%
Lake Geneva	4.2%	4.1%
Northwestern Switzerland	4.0%	6.6%
Berne	– 1.2%	2.8%
Central Switzerland	3.2%	2.5%
Eastern Switzerland	– 8.1%	1.2%
Southern Switzerland	– 16.4%	– 7.3%
Western Switzerland	– 2.5%	3.2%

Like-for-like net rental growth compares the growth of the net rental income of the portfolio that has been consistently in operation, and not under development, during the two full preceding periods that are described. Like-for-like rental growth 2023 is based on a portfolio of CHF 10 615.081 million [CHF 10 819.575 million] which shrunk in value by CHF 204.494 million [grew in value by CHF 244.728 million].

H. Property-related EPRA CAPEX

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Acquisitions	61 224	191 014
Development (ground-up/green field/brown field)	212 552	228 806
Investment properties	99 960	58 444
thereof for incremental lettable space	395	–
thereof for no incremental lettable space[1]	88 788	55 863
thereof for tenant incentive	10 777	2 581
thereof for other material non-allocated types of expenditure	–	–
Capitalised interests	4 473	6 309
Other	515	–
Total EPRA capital expenditure	**378 724**	**484 573**
Conversion from accrual to cash basis	26 092	– 7 106
Total EPRA capital expenditure on cash basis	**404 816**	**477 467**

[1] Includes investments to materially upgraded existing lettable space including re-developments. Only part of it refers to expenditure for necessary maintenance

Independent practitioner's limited assurance report

on EPRA reporting containing the EPRA performance measures for the period ended 31 December 2023 to the Management of Swiss Prime Site AG

Zug

We have been engaged by Management to perform assurance procedures to provide limited assurance on the EPRA reporting containing the EPRA performance measures (pages 74 to 80) of Swiss Prime Site AG for the period ended 31 December 2023.

The EPRA reporting containing the EPRA performance measures was prepared by the Management of Swiss Prime Site AG (the 'Company') together with the explanations of the individual EPRA performance measures within the annual report 2023 based on the Best Practices Recommendations of the European Public Real Estate Association (EPRA) in the version published in February 2022 (the «suitable Criteria»).

Inherent limitations

The accuracy and completeness of the EPRA reporting containing the EPRA performance measures are subject to inherent limitations given their nature and methods for determining, calculating and estimating such data, e.g. the IFRS figures from the consolidated financial statements 2023. In addition, the quantification of the EPRA performance measures is subject to inherent uncertainty because of incomplete scientific knowledge used to determine factors related to the EPRA reporting containing the EPRA performance measures and the required values needed for the combination. Our assurance report will therefore have to be read in connection with the Best Practices Recommendations of the European Public Real Estate Association (EPRA) in Version published in February 2022 and the explanations of the individual EPRA performance measures of the Best Practices Recommendations of the European Public Real Estate Association (EPRA) in the annual report 2023.

Management's responsibility

The Management of Swiss Prime Site AG is responsible for preparing the EPRA reporting containing the EPRA performance measures in accordance in accordance with the suitable Criteria. This responsibility includes the design, implementation and maintenance of the internal control system related to the preparation and presentation of the EPRA reporting containing the EPRA performance measures that is free from material misstatement, whether due to fraud or error. Furthermore, the Management is responsible for the selection and application of the EPRA Best Practices Recommendations containing the EPRA performance measures and making estimates and adaptations from the underlying IFRS-figures in the consolidated financial statements 2023 that are reasonable under the given circumstances and maintaining appropriate records.

Independence and quality management

We are independent of the Swiss Prime Site AG in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code). We have fulfilled our other ethical responsibilities in accordance with the IESBA Code, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

PricewaterhouseCoopers AG applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

PricewaterhouseCoopers AG, Birchstrasse 160, P.O. Box, 8050 Zurich, Switzerland
Telephone: +41 58 792 44 00, www.pwc.ch

Practitioner’s responsibility

Our responsibility is to perform an assurance limited engagement and to express a conclusion on the EPRA reporting containing the EPRA performance measures. We conducted our engagement in accordance with the International Standard on Assurance Engagements ISAE 3000 (Revised) ‘Assurance engagements other than audits or reviews of historical financial information’. That standard requires that we plan and perform our procedures to obtain limited assurance, on whether EPRA reporting containing the EPRA performance measures was prepared, in all material aspects, in accordance with the suitable Criteria.

Based on risk and materiality considerations, we performed our procedures to obtain sufficient and appropriate assurance evidence. The procedures selected depend on the assurance practitioner’s judgement. A limited assurance engagement under ISAE 3000 (Revised) is substantially less in scope than a reasonable assurance engagement in relation to both the risk assessment procedures, including an understanding of internal control, and the procedures performed in response to the assessed risks. Consequently, the nature, timing and extent of procedures for gathering sufficient appropriate evidence are deliberately limited relative to a reasonable assurance engagement and therefore less assurance is obtained with a limited assurance engagement than for a reasonable assurance engagement.

We performed the following procedures, among others:

- assessing the suitability of the suitable Criteria in the given circumstances as the basis for preparing the EPRA reporting containing the EPRA performance measures, as mentioned in the chapter «EPRA Reporting» for the individual EPRA performance measures;
- evaluating the appropriateness of quantitative and qualitative methods and reporting policies used, and the reasonableness of estimates made by Swiss Prime Site AG;
- inquiries with persons responsible for the preparation of the EPRA performance measures; and
- assessing the EPRA performance measures regarding completeness and accuracy of derivations and calculations from the underlying IFRS-figures according to the audited consolidated financial statements of Swiss Prime Site AG as at 31 December 2023 or if applicable other internal source data.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

Conclusion

Based on the work we performed, nothing has come to our attention that causes us to believe that the EPRA reporting containing the EPRA performance measures (pages 74 to 80) of Swiss Prime Site AG for the period ended 31 December 2023 is not prepared, in all material respects, in accordance with the suitable Criteria.

Intended users and purpose of the report

This report is prepared for, and only for, the Management of Swiss Prime Site AG, and solely for the purpose of reporting to them on EPRA reporting containing the EPRA performance measures and no other purpose. We do not, in giving our conclusion, accept or assume responsibility (legal or otherwise) or accept liability for, or in connection with, any other purpose for which our report including the conclusion may be used, or to any other person to whom our report is shown or into whose hands it may come, and no other persons shall be entitled to rely on our conclusion.

We permit the disclosure of our report, in full only and in combination with the suitable Criteria, to enable the Management to demonstrate that they have discharged their governance responsibilities by commissioning an independent assurance report over the EPRA reporting containing the EPRA performance measures, without assuming or accepting any responsibility or accountability to any other third parties. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Management of Swiss Prime Site AG for our work or this report.

PricewaterhouseCoopers AG

Patrick Balkanyi Philipp Gnädinger

Zurich, 6 February 2024

Financial statements of Swiss Prime Site AG

Income statement

in CHF 1 000	Notes	01.01.–31.12.2022	01.01.–31.12.2023
Dividend income	2.1	246 000	180 000
Other financial income	2.2	11 442	11 546
Income from sale of participations	2.3	–	54 634
Other operating income		1 472	1 411
Total operating income		**258 914**	**247 591**
Financial expenses	2.4	– 5 524	– 8 532
Personnel costs		– 1 901	– 1 809
Other operating expenses	2.5	– 9 376	– 9 316
Depreciation of participations		– 4 502	– 1 159
Total operating expenses		**– 21 303**	**– 20 816**
Result before taxes		**237 611**	**226 775**
Direct taxes		6	–
Profit	**4**	**237 617**	**226 775**

Balance sheet

in CHF 1 000	Notes	31.12.2022	31.12.2023
Assets			
Cash		148	100
Securities with market price		345	355
Other current receivables	2.6	247 440	252 127
Accrued income and prepaid expenses		1 427	1 612
Total current assets		**249 360**	**254 194**
Financial investments	2.7	82 040	84 944
Investments in subsidiaries	2.8	2 566 073	2 454 928
Accrued income and prepaid expenses		500	3 220
Total non-current assets		**2 648 613**	**2 543 092**
Total assets		**2 897 973**	**2 797 286**
Liabilities and shareholders' equity			
Current interest-bearing liabilities		247 500	–
Other current liabilities	2.9	4 935	4 137
Accrued expenses		3 049	4 822
Total current liabilities		**255 484**	**8 959**
Non-current interest-bearing liabilities	2.10	657 096	835 584
Total non-current liabilities		**657 096**	**835 584**
Total liabilities		**912 580**	**844 543**
Share capital	2.11	153 437	153 437
Statutory reserves from capital contributions		976 126	845 730
Reserves for treasury shares		5	3
Legal retained earnings		202 249	202 249
Voluntary retained earnings		161 279	161 281
Treasury shares	2.12	–1 369	–1
Retained earnings brought forward	4	256 049	363 269
Profit	4	237 617	226 775
Total shareholders' equity		**1 985 393**	**1 952 743**
Total liabilities and shareholders' equity		**2 897 973**	**2 797 286**

1 Accounting principles and valuation

1.1 In general

The financial statements of Swiss Prime Site AG, Alpenstrasse 15, 6300 Zug, were prepared in accordance with the provisions of Swiss accounting law (Section 32 of the Swiss Code of Obligations). The significant valuation principles applied, but not mandatory by law, are described in the following section.

1.2 Securities

Securities held on a short-term basis are valued at stock-exchange prices at the balance sheet date. Formation of a fluctuation reserve has been waived.

1.3 Interest-bearing liabilities

Interest-bearing liabilities are recognised in the balance sheet at nominal value. Premiums and discounts on bonds and convertible bonds/loans, together with issuing costs, are recorded in accrued income and prepaid expenses and amortised over the term to maturity of the bond or convertible bond/loan.

1.4 Treasury shares

Treasury shares are recognised at cost as a minus position in shareholders' equity at the time of acquisition. Given future re-divestment of the shares, the profit or loss is recognised in the income statement and recorded as financial income or expense, respectively.

1.5 Share-based compensation

If treasury shares are used for share-based compensation to the Board of Directors and employees, the value of the shares allocated is recognised as personnel costs. Any difference versus book value is posted to the financial result.

1.6 Dispensation of cash flow statement and additional information in the notes

Since Swiss Prime Site AG prepares the consolidated financial statements according to recognised accounting standards (IFRS), the Company has dispensed with providing information in the notes regarding audit fees as well as the presentation of a cash flow statement, in accordance with the relevant legal requirements.

2 Information relating to balance sheet and income statement positions

2.1 Dividend income

Dividend income includes the dividends from group companies of CHF 180.000 million [CHF 246.000 million] for the 2023 financial year. The dividends were recorded as receivables. This procedure was permissible since the companies closed their accounts on the same balance sheet date and the resolution on the dividend payment had been passed.

2.2 Other financial income

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Interests on loans from group companies	9 420	9 301
Result from investments in associates	1 788	2 153
Other financial income	234	92
Total	**11 442**	**11 546**

2.3 Profit from sale of investments in subsidiaries

The profit results from the sale of the Wincasa Group to Implenia as at 4 May 2023.

2.4 Financial expenses

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Interests on loans	–2 909	–3 537
Interest expenses on convertible bonds/loans	–1 583	–3 854
Amortisation of cost of convertible bonds/loans	–915	–1 022
Other financial expenses	–117	–119
Total	**–5 524**	**–8 532**

2.5 Other operating expenses

in CHF 1 000	01.01.–31.12.2022	01.01.–31.12.2023
Administration costs	–7 356	–7 496
Capital taxes	–110	–108
Other operating expenses	–1 910	–1 712
Total	**–9 376**	**–9 316**

2.6 Other current receivables

in CHF 1 000	31.12.2022	31.12.2023
Other current receivables from third parties	240	71 777
Other current receivables from group companies	247 200	180 350
Total	**247 440**	**252 127**

2.7 Financial investments

in CHF 1 000	31.12.2022	31.12.2023
Loans to group companies	78 000	78 000
Third loans	500	800
Participations under 20%	3 540	6 144
Total	**82 040**	**84 944**

2.8 Investments

Direct investments

	31.12.2022 Capital in CHF 1 000	Shareholding interest in %	31.12.2023 Capital in CHF 1 000	Shareholding interest in %
Flexoffice (Schweiz) AG, Zurich	124	27.2	124	27.2
INOVIL SA, Lausanne	5 160	27.1	5 160	27.1
Jelmoli AG, Zurich	6 600	100.0	6 600	100.0
Parkgest Holding SA, Geneva	4 750	38.8	4 750	38.8
Swiss Prime Site Finance AG, Zug	100 000	100.0	100 000	100.0
Swiss Prime Site Immobilien AG, Zurich	50 000	100.0	50 000	100.0
Swiss Prime Site Management AG, Zug	100	100.0	100	100.0
Swiss Prime Site Solutions AG, Zug	1 500	100.0	1 500	100.0
Wincasa AG, Winterthur[1]	1 500	100.0	n.a.	n.a.

[1] Sale of Wincasa AG as at 04.05.2023

Indirect investments

	31.12.2022 Capital in CHF 1 000	Shareholding interest in %	31.12.2023 Capital in CHF 1 000	Shareholding interest in %
Akara Property Development AG, Zug	100	100.0	100	100.0
streamnow ag, Zurich[1]	100	100.0	n.a.	n.a.
Zimmermann Vins SA, Carouge	350	100.0	350	100.0

[1] Sale of streamnow ag as at 04.05.2023

2.9 Other current liabilities

in CHF 1 000	31.12.2022	31.12.2023
Other current liabilities to group companies	2 940	–
Other current liabilities to shareholders	313	328
Other current liabilities to third parties	1 682	3 809
Total	**4 935**	**4 137**

2.10 Non-current interest-bearing liabilities

in CHF 1 000	31.12.2022	31.12.2023
Convertible bonds/loans	296 630	571 630
Mortgage-backed loans	100 000	100 000
Non-current financial liabilities to group companies	260 466	163 954
Total	**657 096**	**835 584**

Maturity structure of non-current interest-bearing liabilities

in CHF 1 000	31.12.2022	31.12.2023
Up to five years	632 096	560 584
Over five years	25 000	275 000
Total	**657 096**	**835 584**

Convertible bonds/loans

		CHF 250 m 2023	CHF 300 m 2025	CHF 275 m 2030
Issuing volume, nominal	CHF m	250.000	300.000	275.000
Book value as at 31.12.2023	**CHF m**	**0.000**	**296.630**	**275.000**
Book value as at 31.12.2022	CHF m	247.500	296.630	0.000
Conversion price	CHF	104.07	100.35	85.16
Interest rate	%	0.25	0.325	1.625
Term to maturity	years	7	7	7
Maturity	date	16.06.2023	16.01.2025	31.05.2030
Securities number		32 811 156 (SPS16)	39 764 277 (SPS18)	XS2627116176 (SPS23)

2.11 Share capital

As at the balance sheet date, the share capital comprised 76 718 604 [76 718 604] registered shares with a nominal value of CHF 2.00 per share [CHF 2.00].

Since 21 March 2023, the Company has had a capital band of between CHF 145.765 million (floor) and CHF 168.780 (ceiling). Until 21 March 2028, the share capital can be increased once or several times and in any amounts by a maximum of 7 671 860 shares (CHF 15.343 million) or reduced by a maximum of 3 835 930 shares (CHF 7.672 million). The capital band replaces authorised capital. The share capital can be increased from conditional capital by 6 227 745 shares (CHF 12.455 million); in accordance with Art. 3c of the Articles of Association, a total maximum of 7 671 860 shares may be issued from conditional capital or the capital band by 21 March 2028 or the earlier expiry of the capital band.

2.12 Treasury shares

Swiss Prime Site AG held 9 [14 665] treasury shares on the balance sheet date. As at the balance sheet date, the group companies held an additional 41 [54] Swiss Prime Site AG shares. Purchases and sales were carried out at the respective daily market rates.

Change in number of treasury shares	Volume-weighted average share price in CHF	2022 Number of treasury shares	Volume-weighted average share price in CHF	2023 Number of treasury shares
Holdings of treasury shares on 01.01.	–	30	–	14 665
Purchases at the volume-weighted average share price	88.81	23 549	84.57	9 750
Share-based compensation	81.31	– 8 914	87.11	– 24 406
Holdings of treasury shares on 31.12.	–	14 665	–	9

3 Additional information

3.1 Full-time employees
Swiss Prime Site AG has no employees.

3.2 Leasing commitments not recognised in the balance sheet
There are no liabilities arising from leasing commitments that do not expire or cannot be terminated within twelve months of the balance sheet date [CHF 0.431 million].

3.3 Security provided for third-party liabilities
The Company has provided security in the amount of CHF 4 746.995 million [CHF 4 577.750 million]. This takes the form of guarantees for the financial liabilities of the subsidiary Swiss Prime Site Finance AG in the amount of CHF 4 745.945 million [CHF 4 576.700 million] and guarantee commitments of the subsidiary Swiss Prime Site Solutions AG in the amount of CHF 1.050 million [CHF 1.050 million].

3.4 Significant events after the balance sheet date
There were no significant events after the balance sheet date that would have an impact on the book values of the reported assets or liabilities, or which would need to be disclosed at this point.

4 Proposed appropriation of balance sheet profit

The Board of Directors proposes a distribution of CHF 3.40 per share to the Annual General Meeting of 19 March 2024. Based on the total 76 718 604 shares issued as at 6 February 2024, the total amount is CHF 260.844 million. The Board of Directors proposes a distribution of CHF 1.70 from the capital contribution reserves (exempt from withholding tax) and CHF 1.70 per share from the balance sheet profit (subject to withholding tax).

in CHF 1 000	31.12.2022	31.12.2023
Retained earnings brought forward	256 049	363 269
Profit	237 617	226 775
Total balance sheet profit	**493 666**	**590 044**
Allocation to general statutory reserves	–	–
Allocation from capital contribution reserves	130 397	130 422
Distribution to shareholders	– 260 794	– 260 844
Balance brought forward to new account	**363 269**	**459 622**
Total distribution	**260 794**	**260 844**
thereof from capital contribution reserves	130 397	130 422
thereof from balance sheet profit	130 397	130 422

Report of the statutory auditor

to the General Meeting of Swiss Prime Site AG

Zug

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Swiss Prime Site AG (the Company), which comprise the income statement for the year then ended, the balance sheet as at 31 December 2023 and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements (pages 84 - 91) comply with Swiss law and the Company's articles of incorporation.

Basis for opinion

We conducted our audit in accordance with Swiss law and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in the 'Auditor's responsibilities for the audit of the financial statements' section of our report. We are independent of the Company in accordance with the provisions of Swiss law and the requirements of the Swiss audit profession, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our audit approach

Materiality

The scope of our audit was influenced by our application of materiality. Our audit opinion aims to provide reasonable assurance that the financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall materiality for the financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate, on the financial statements as a whole.

Overall materiality	CHF 26 million
Benchmark applied	Total Assets
Rationale for the materiality benchmark applied	We chose total assets as the benchmark because, in our view, it is a common benchmark for holding companies.

PricewaterhouseCoopers AG, Birchstrasse 160, Postfach, 8050 Zürich, Switzerland
Telefon: +41 58 792 44 00, www.pwc.ch

Audit scope

We designed our audit by determining materiality and assessing the risks of material misstatement in the financial statements. In particular, we considered where subjective judgements were made; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the financial statements as a whole, taking into account the structure of the Company, the accounting processes and controls, and the industry in which the Company operates.

Key audit matters

We have determined that there are no key audit matters to communicate in our report.

Other matter

The financial statements of Swiss Prime Site AG for the year ended 31 December 2022 were audited by another statutory auditor whose report, dated 7 February 2023, expressed an unmodified opinion on those financial statements.

Other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements, the consolidated financial statements, the remuneration report and our auditor's reports thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Board of Directors' responsibilities for the financial statements

The Board of Directors is responsible for the preparation of financial statements in accordance with the provisions of Swiss law and the Company's articles of incorporation, and for such internal control as the Board of Directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on EXPERTsuisse's website: http://www.expertsuisse.ch/en/audit-report. This description forms an integral part of our report.

Report on other legal and regulatory requirements

In accordance with article 728a para. 1 item 3 CO and PS-CH 890, we confirm the existence of an internal control system that has been designed, pursuant to the instructions of the Board of Directors, for the preparation of the financial statements.

We further confirm that the proposed appropriation of balance sheet profit complies with Swiss law and the Company's articles of incorporation. We recommend that the financial statements submitted to you be approved.

PricewaterhouseCoopers AG

Patrick Balkanyi
Licensed audit expert
Auditor in charge

Philipp Gnädinger
Licensed audit expert

Zürich, 6 February 2024

Five-year summary of key figures

		Swiss GAAP FER		IFRS		
	in	31.12.2019	31.12.2020	31.12.2021	31.12.2022	31.12.2023
Fair value of real estate portfolio	CHF m	11 765.4	12 322.6	12 793.5	13 087.7	13 074.6
Rental income from properties	CHF m	486.9	424.7	426.7	431.3	437.8
Vacancy rate	%	4.7	5.1	4.6	4.3	4.0
Net property yield	%	3.5	3.2	3.2	3.1	3.1
Income from real estate developments	CHF m	79.8	50.1	52.0	9.1	–
Income from real estate services	CHF m	117.5	115.2	119.4	125.6	42.5
Income from retail	CHF m	127.8	110.6	119.5	132.1	126.5
Income from assisted living	CHF m	423.9	72.4	–	–	–
Income from asset management	CHF m	13.5	13.1	18.2	52.0	49.7
Total operating income	CHF m	1 258.8	792.9	749.5	774.4	701.9
Operating result before depreciation and amortisation (EBITDA)	CHF m	653.4	779.9	730.0	618.4	311.7
Operating result (EBIT)	CHF m	628.3	762.3	706.7	559.4	302.8
Profit	CHF m	608.5	610.4	498.9	404.4	236.0
Shareholders´ equity	CHF m	5 459.2	6 085.6	6 409.7	6 569.3	6 537.4
Equity ratio	%	44.4	47.8	47.5	47.7	47.4
Borrowed capital	CHF m	6 841.7	6 640.6	7 089.7	7 201.9	7 240.9
Borrowed capital ratio	%	55.6	52.2	52.5	52.3	52.6
Total shareholders' equity and borrowed capital	CHF m	12 300.9	12 726.2	13 499.3	13 771.2	13 778.3
Interest-bearing financial liabilities	CHF m	5 378.4	5 164.0	5 430.0	5 505.4	5 692.5
Interest-bearing financial liabilities in % of balance sheet total	%	43.7	40.6	40.2	40.0	41.3
Loan-to-value ratio of property portfolio (LTV)[1]	%	44.2	40.7	39.3	38.8	39.8
Weighted average interest rate on financial liabilities	%	1.2	1.1	0.8	0.9	1.2
Weighted average residual term to maturity of interest-bearing financial liabilities	years	4.2	4.8	5.8	5.0	4.6
Return on equity (ROE)	%	11.5	10.6	8.0	6.2	3.6
Return on invested capital (ROIC)	%	5.6	5.4	4.3	3.3	2.3
Cash flow from operating activities	CHF m	406.6	298.5	442.4	364.9	430.6
Cash flow from investing activities	CHF m	–338.6	236.0	–108.7	–214.3	–292.7
Cash flow from financing activities	CHF m	–79.5	–564.8	–361.8	–244.0	–137.0
Key financial figures excluding revaluations and all deferred taxes						
Operating result (EBIT)	CHF m	424.9	558.9	404.8	389.6	553.3
Profit	CHF m	315.7	476.6	293.7	300.6	459.8
Return on equity (ROE)	%	6.3	8.5	4.8	4.7	6.8
Return on invested capital (ROIC)	%	3.2	4.3	2.8	2.6	3.9

[1] Receivables secured by bank guarantees were deducted from financial liabilities in the financial year 2023

Five-year summary of key figures

		Swiss GAAP FER		IFRS		
Key figures per share	**in**	**31.12.2019**	**31.12.2020**	**31.12.2021**	**31.12.2022**	**31.12.2023**
Share price at end of period	CHF	111.90	86.90	89.65	80.15	89.85
Share price, highest	CHF	113.30	123.70	99.90	98.32	91.10
Share price, lowest	CHF	80.20	74.75	85.00	73.70	72.95
Earnings per share (EPS)	CHF	8.00	8.04	6.57	5.27	3.08
Earnings per share (EPS) excluding revaluations and deferred taxes	CHF	4.14	6.27	3.87	3.92	5.99
NAV before deferred taxes[1]	CHF	86.34	95.41	101.22	102.96	102.05
NAV after deferred taxes[1]	CHF	71.87	80.11	84.37	85.64	85.21
Distribution to shareholders	CHF	3.80	3.35	3.35	3.40	3.40
Cash yield on closing price of the reporting year	%	3.4	3.9	3.7	4.2	3.8
Share performance (TR) p.a. in the last 12 months	%	47.0	–19.2	7.0	–7.3	17.3
Share performance (TR) p.a. in the last 3 years	%	15.4	3.3	8.3	–7.1	5.2
Share performance (TR) p.a. in the last 5 years	%	14.2	6.6	5.9	1.8	6.7
Market capitalisation	CHF m	8 498.4	6 601.8	6 810.7	6 149.0	6 893.2
Employees						
Number of employees	people	6 506	1 728	1 667	1 779	674
Full-time equivalents	FTE	5 402	1 505	1 474	1 567	570
Share statistics						
Shares issued	number	75 946 349	75 970 364	75 970 364	76 718 604	76 718 604
Average treasury shares held	number	–1 114	–3 693	–2 260	–13 216	–4 115
Average outstanding shares	number	75 945 235	75 964 863	75 968 104	76 697 074	76 714 489
Treasury shares held	number	–1 112	–1 844	–655	–14 719	–50
Outstanding shares	number	75 945 237	75 968 520	75 969 709	76 703 885	76 718 554

[1] Asset Management, Retail and Corporate & Shared Services segments are included at book values and not at fair values

Property details

Summary

Property details as at 31.12.2023					Overview of type of use						
	Fair Value TCHF	Target rental and land lease income TCHF	Vacancy rate %	Site area m^2	Total m^2 commercial units, excluding parking	Retail %	Offices, medical practice premises, etc. %	Hotel/gastronomy	Assisted living %	Storage facilities %	Other %
Total properties	12 164 037	468 349	3.9	1 055 980	1 592 278	16.2	44.3	7.2	7.6	21.6	3.1
Total building land	57 239	278	–	65 928	19 431	–	1.5	–	–	–	98.5
Total properties under construction and development sites	853 323	7 057	11.9	35 123	66 508	9.3	58.0	–	–	32.6	0.1
Overall total	13 074 599	475 684		1 157 031	1 678 217	15.7	44.2	6.9	7.3	21.8	4.1
Rent losses from vacancies		– 18 893									
Total segment		456 791	4.0								

Properties

Property details as at 31.12.2023							Overview of type of use						
	Target rental and land lease income TCHF	Vacancy rate %	Ownership status	Built	Year of renovation	Site area m²	Total m² commercial units, excluding parking	Retail %	Offices, medical practice premises, etc. %	Hotel/gastronomy	Assisted living %	Storage facilities %	Other %
Aarau, Bahnhofstrasse 23	878	9.2	sole ownership	1946	1986	685	1 817	55.2	28.1	–	–	12.4	4.3
Baar, Grabenstrasse 17, 19	1 174	–	sole ownership	2015		2 084	3 685	–	95.8	–	–	4.2	–
Baar, Zugerstrasse 57, 63	2 484	–	sole ownership	2009		6 029	8 999	–	89.8	–	–	6.7	3.5
Baden, Bahnhofstrasse 2	340	–	sole ownership	1927	1975	212	979	93.4	–	–	–	6.6	–
Baden, Weite Gasse 34, 36	441	–	sole ownership	1953	1975	366	1 377	16.3	30.9	–	–	8.0	44.8
Basel, Aeschenvorstadt 2–4	2 014	3.5	sole ownership	1960	2005	1 362	6 226	17.1	63.8	–	–	18.6	0.5
Basel, Barfüsserplatz 3	1 090	–	sole ownership	1874	2020	751	3 826	9.7	78.6	–	–	11.6	0.1
Basel, Centralbahnplatz 9/10	948	2.3	sole ownership	1870/ 2005	2005	403	1 445	6.6	37.9	22.9	–	14.7	17.9
Basel, Elisabethenstrasse 15	1 416	0.2	sole ownership	1933	1993	953	4 281	13.0	71.7	7.8	–	7.5	–
Basel, Freie Strasse 26/Falknerstrasse 3	1 300	4.3	sole ownership	1854	1980	471	2 877	43.5	50.2	–	–	6.3	–
Basel, Freie Strasse 36	1 569	–	sole ownership	1894	2003	517	2 429	59.4	13.6	–	–	21.5	5.5
Basel, Freie Strasse 68	2 392	–	sole ownership	1930	2015/ 2016	1 461	8 207	19.4	1.2	62.9	–	16.0	0.5
Basel, Henric Petri-Strasse 9/Elisabethenstrasse 19	1 616	2.8	sole ownership	1949	1985	2 387	6 695	4.3	76.0	–	–	19.7	–
Basel, Hochbergerstrasse 40/parking	590	0.9	sole ownership land lease	1976		4 209	–	–	–	–	–	–	–
Basel, Hochbergerstrasse 60/building 860	162	36.8	sole ownership	1990		980	897	–	84.1	–	–	14.1	1.8
Basel, Hochbergerstrasse 60/Stücki Park	7 614	–	sole ownership	2008		8 343	37 293	–	80.8	–	–	19.1	0.1
Basel, Hochbergerstrasse 62	424	–	sole ownership	2005		2 680	–	–	–	–	–	–	–
Basel, Hochbergerstrasse 70/Stücki Park (Shopping)	8 863	7.3	sole ownership	2009	2019– 2021	46 416	44 964	20.4	14.7	56.7	–	7.8	0.4
Basel, Messeplatz 12/Messeturm	9 259	11.5	sole ownership partial land lease	2003		2 137	23 655	–	53.6	43.0	–	3.4	–
Basel, Peter Merian-Strasse 80	2 366	8.2	freehold property	1999		19 214	9 061	–	82.7	–	–	15.4	1.9
Basel, Rebgasse 20	3 199	0.7	sole ownership	1973	1998	3 713	8 881	47.2	11.8	14.6	–	15.5	10.9
Basel, Steinenvorstadt 11	26	–	sole ownership bought 01.12.2023	1871		169	858	46.1	32.4	–	–	–	21.5
Berlingen, Seestrasse 83, 88, 101, 154	1 008		sold 01.07.2023										
Berne, Genfergasse 14	4 487	–	sole ownership	1905	1998	4 602	15 801	–	89.1	–	–	10.9	–
Berne, Mingerstrasse 12–18/PostFinance Arena	6 252	2.9	sole ownership land lease	1969/ 2009	2009	29 098	46 195	0.2	18.3	–	–	81.5	–
Berne, Schwarztorstrasse 48	1 872	0.3	sole ownership	1981	2011	1 959	8 163	–	75.5	–	–	24.3	0.2
Berne, Viktoriastrasse 21, 21a, 21b/Schönburg	6 177	0.8	sole ownership	1970/ 2020	2020	14 036	20 545	8.1	–	35.2	–	1.3	55.4
Berne, Wankdorfallee 4/EspacePost	8 382	–	sole ownership land lease	2014		5 244	33 647	–	94.2	–	–	4.9	0.9
Berne, Weltpoststrasse 5	5 143	8.4	sole ownership land lease	1975/ 1985	2013	19 374	25 357	–	71.5	2.3	–	25.2	1.0
Biel, Solothurnstrasse 122	514	1.8	sole ownership land lease	1961	1993	3 885	3 319	74.9	2.7	–	–	15.3	7.1
Brugg, Hauptstrasse 2	947	8.3	sole ownership	1958	2000	3 364	4 179	42.1	4.2	22.2	–	28.8	2.7
Buchs SG, St. Gallerstrasse 5	414	5.8	sole ownership	1995		2 192	1 655	–	73.0	–	–	18.8	8.2
Buchs ZH, Mülibachstrasse 41	1 400	–	sole ownership	2009/ 2020		20 197	10 030	–	17.3	–	–	82.7	–
Burgdorf, Industrie Buchmatt	807	–	sole ownership partial land lease	1973		15 141	11 967	2.9	5.4	–	–	91.3	0.4
Carouge, Avenue Cardinal-Mermillod 36–44	9 067	12.9	sole ownership	1956	2002	14 372	35 039	22.9	56.6	3.5	–	15.8	1.2
Carouge, Rue Antoine-Jolivet 7	314	–	freehold property and co-ownership land lease	1975		3 693	3 515	3.8	0.7	5.0	–	26.1	64.4
Conthey, Route Cantonale 2	99		sold 03.04.2023										
Conthey, Route Cantonale 4	862	30.1	sole ownership land lease	2009		7 444	4 816	79.6	–	3.1	–	16.3	1.0
Conthey, Route Cantonale 11	1 543	18.6	sole ownership land lease	2002		10 537	7 297	62.1	20.5	0.7	–	14.0	2.7
Dietikon, Bahnhofplatz 11/Neumattstrasse 24	560	4.8	sole ownership	1989		1 004	1 793	19.4	55.8	–	–	24.3	0.5

Properties

Property details as at 31.12.2023							Overview of type of use						
	Target rental and land lease income TCHF	Vacancy rate %	Ownership status	Built	Year of renovation	Site area m²	Total m² commercial units, excluding parking	Retail %	Offices, medical practice premises, etc. %	Hotel/gastronomy	Assisted living %	Storage facilities %	Other %
Dübendorf, Bahnhofstrasse 1	416	–	sole ownership land lease	1988		1 308	1 671	5.9	71.1	–	–	23.0	–
Eyholz, Kantonsstrasse 79	289	–	sole ownership land lease	1991		2 719	1 319	92.3	5.6	–	–	1.5	0.6
Frauenfeld, St. Gallerstrasse 30–30c	1 774	0.8	sole ownership	1991		8 842	9 528	–	–	–	100.0	–	–
Frauenfeld, Zürcherstrasse 305	–		sold 01.01.2023										
Frick, Hauptstrasse 132/Fricktal Centre A3	1		sold 01.01.2023										
Geneva, Centre Rhône-Fusterie	3 083	–	freehold property	1990		2 530	11 186	76.2	0.3	–	–	23.5	–
Geneva, Place du Molard 2–4[1]	6 692	0.1	sole ownership	1690	2002	1 718	7 263	38.2	56.5	0.5	–	4.1	0.7
Geneva, Route de Malagnou 6/Rue Michel-Chauvet 7	801	0.4	sole ownership	1960/ 1969	1989	1 321	1 602	–	47.0	11.8	–	3.9	37.3
Geneva, Route de Meyrin 49	2 636	18.8	sole ownership	1987		9 890	10 234	–	85.2	–	–	12.9	1.9
Geneva, Rue de la Croix-d'Or 7/Rue Neuve-du-Molard 4–6	2 262	4.6	sole ownership	1974/ 1985	1994	591	3 482	37.8	24.2	0.5	–	3.9	33.6
Geneva, Rue des Alpes 5	955	9.8	sole ownership	1860		747	2 704	9.8	39.2	1.4	–	0.6	49.0
Geneva, Rue du Rhône 48–50[2]	17 600	1.7	sole ownership	1921	2002	5 166	33 279	44.1	33.6	7.2	–	12.9	2.2
Gossau SG, Wilerstrasse 82	1 031		sold 01.12.2023										
Grand-Lancy, Route des Jeunes 10/CCL La Praille	15 748	1.8	sole ownership land lease	2002		20 597	35 750	51.9	1.0	29.1	–	16.1	1.9
Grand-Lancy, Route des Jeunes 12	2 549	4.6	sole ownership land lease	2003		5 344	12 723	0.2	40.9	44.8	–	14.1	–
Heimberg, Gurnigelstrasse 38	565	0.1	sole ownership land lease	2000		7 484	1 572	82.1	2.8	–	–	8.6	6.5
La Chaux-de-Fonds, Boulevard des Eplatures 44	340	–	sole ownership	1972		3 021	2 504	96.1	0.6	–	–	3.0	0.3
Lachen, Seidenstrasse 2	358	–	sole ownership	1993		708	1 532	–	81.5	–	–	18.5	–
Lausanne, Rue de Sébeillon 9/Sébeillon Centre	1 027	0.5	sole ownership	1930	2001	2 923	10 116	8.4	54.1	–	–	36.1	1.4
Lausanne, Rue du Pont 5	7 292	6.2	sole ownership	1910	2004	3 884	20 805	50.5	23.3	9.2	–	15.3	1.7
Lutry, Route de l'Ancienne Ciblerie 2	1 321	–	freehold property	2006		13 150	3 264	69.6	7.6	1.9	–	18.1	2.8
Lucerne, Kreuzbuchstrasse 33/35	1 950	–	sole ownership land lease	2010		14 402	10 533	–	–	–	100.0	–	–
Lucerne, Langensandstrasse 23/Schönbühl	3 002	5.1	sole ownership	1969	2007	20 150	9 433	65.2	10.8	1.9	–	21.6	0.5
Lucerne, Pilatusstrasse 4/Flora	3 561	–	freehold property	1979	2008	4 376	9 906	69.6	12.1	–	–	15.0	3.3
Lucerne, Schwanenplatz 3	773	–	sole ownership	1958	2004	250	1 512	10.8	62.6	–	–	18.7	7.9
Lucerne, Schweizerhofquai 6/Gotthardgebäude	2 213	–	sole ownership	1889	2002	2 479	7 261	6.8	87.9	–	–	5.3	–
Lucerne, Weggisgasse 20, 22	665	–	sole ownership	1982		228	1 285	76.8	–	–	–	23.2	–
Meilen, Seestrasse 545	528	–	sole ownership land lease	2008		1 645	2 458	–	–	–	100.0	–	–
Meyrin, Chemin de Riantbosson 19/Riantbosson Centre	2 601	19.4	sole ownership	2018		4 414	7 611	33.3	38.3	9.8	–	15.6	3.0
Meyrin, Route de Meyrin 210	59		sold 03.04.2023										
Meyrin, Route de Pré-Bois 14/Geneva Business Terminal	1 021		sold 31.08.2023										
Monthey, Rue de Venise 5–7/Avenue de la Plantaud 4	1 315	–	sole ownership	2021		1 785	3 649	–	–	–	100.0	–	–
Morges, Les Vergers-de-la-Gottaz 1	1 255	–	sole ownership	1795/ 2003	1995	11 537	3 698	–	–	–	100.0	–	–
Münchenstein, Genuastrasse 11	1 517	–	sole ownership land lease	1993		7 550	10 109	–	21.5	–	–	72.1	6.4
Münchenstein, Helsinkistrasse 12	374	–	sole ownership land lease	1998		4 744	6 592	–	1.4	–	–	90.6	8.0
Niederwangen b. Bern, Riedmoosstrasse 10	2 369	–	sole ownership	1985	2006	12 709	12 855	33.3	13.2	–	–	51.6	1.9
Oberbüren, Buchental 2	394		sold 01.07.2023										
Oberbüren, Buchental 3	141		sold 01.07.2023										
Oberbüren, Buchental 3a	124		sold 01.07.2023										
Oberbüren, Buchental 5	33		sold 01.07.2023										

[1] 1 464 m² vacant spaces cannot be let due to a conversion project and are therefore not included in the vacancy rate
[2] 3 733 m² vacant spaces cannot be let due to a conversion project and are therefore not included in the vacancy rate

Properties

	Property details as at 31.12.2023						Overview of type of use						
	Target rental and land lease income TCHF	Vacancy rate %	Ownership status	Built	Year of renovation	Site area m²	Total m² commercial units, excluding parking	Retail %	Offices, medical practice premises, etc. %	Hotel/gastronomy	Assisted living %	Storage facilities %	Other %
Oberwil BL, Mühlemattstrasse 23	325	–	freehold property land lease	1986		6 200	1 652	75.9	4.2	–	–	18.6	1.3
Oftringen, Spitalweidstrasse 1/shopping centre a1	3 778	0.2	sole ownership	2006/ 2020	2020	42 031	23 888	78.3	–	0.5	–	20.4	0.8
Olten, Bahnhofquai 18	1 673	0.7	sole ownership	1996		2 553	5 134	–	93.6	–	–	6.4	–
Olten, Bahnhofquai 20	2 091	0.3	sole ownership	1999		1 916	7 423	–	84.8	–	–	14.4	0.8
Olten, Frohburgstrasse 1	290	–	sole ownership	1899	2009	379	1 199	–	78.3	–	–	21.7	–
Olten, Frohburgstrasse 15	594	4.3	sole ownership	1961	1998	596	1 863	–	78.6	–	–	21.4	–
Olten, Solothurnerstrasse 201	222		sold 01.12.2023										
Olten, Solothurnerstrasse 231–235/Usego	1 876		sold 01.12.2023										
Opfikon, Müllackerstrasse 2, 4/Bubenholz	2 107	–	sole ownership	2015		6 169	10 802	–	–	–	100.0	–	–
Ostermundigen, Mitteldorfstrasse 16	1 808	–	sole ownership	2009		7 503	10 925	–	–	–	100.0	–	–
Otelfingen, Industriestrasse 19/21	7 575	9.3	sole ownership	1965	2000	101 933	78 782	–	15.9	–	–	80.8	3.3
Otelfingen, Industriestrasse 31	964	0.3	sole ownership	1986	1993	12 135	11 796	–	31.3	0.4	–	66.3	2.0
Payerne, Route de Bussy 2	1 247	–	sole ownership	2006		12 400	6 052	83.6	4.3	–	–	10.9	1.2
Petit-Lancy, Route de Chancy 59	7 065	33.0	sole ownership	1990		13 052	22 759	–	68.6	6.3	–	23.6	1.5
Pfäffikon SZ, Huobstrasse 5	2 902	–	sole ownership	2004		7 005	11 660	–	–	–	100.0	–	–
Regensdorf, Riedthofstrasse 172–184/Iseli-Areal	1 631	9.6	sole ownership	1962/ 2009		25 003	13 603	–	8.3	–	–	70.5	21.2
Richterswil, Gartenstrasse 7, 17/Etzelblick 4	2 147	–	sole ownership	2022		6 417	8 167	–	–	–	100.0	–	–
Romanel, Chemin du Marais 8	1 049	–	sole ownership	1973	1995	7 264	6 694	88.1	–	–	–	11.3	0.6
Schlieren, Zürcherstrasse 39/JED[3]	7 254	8.6	sole ownership	1992/ 2003	2021	18 845	24 677	–	76.7	8.3	–	8.7	6.3
Spreitenbach, Industriestrasse/Tivoli	521	–	freehold property	1974	2010	25 780	980	87.2	–	–	–	12.8	–
Spreitenbach, Müslistrasse 44	236	–	sole ownership	2002		2 856	516	–	6.9	30.3	–	11.4	51.4
Spreitenbach, Pfadackerstrasse 6/Limmatpark	4 586	10.6	sole ownership	1972	2003	10 318	28 437	62.5	27.1	–	–	7.4	3.0
St. Gallen, Zürcherstrasse 462–464/Shopping Arena	14 947	1.3	sole ownership parking 73/100 co-ownership	2008		33 106	39 362	56.3	9.7	11.3	–	20.2	2.5
Sursee, Moosgasse 20	–		sold 01.01.2023										
Thônex, Rue de Genève 104–108	4 643	1.1	sole ownership	2008		9 224	11 452	54.7	3.1	3.5	–	13.0	25.7
Thun, Bälliz 67	848	16.5	sole ownership	1953	2001	875	3 128	20.4	62.4	2.1	–	11.3	3.8
Thun, Göttibachweg 2–2e, 4, 6, 8	2 303	–	sole ownership land lease	2003		14 520	11 556	–	–	–	100.0	–	–
Uster, Poststrasse 10	393	0.7	sole ownership	1972	2012	701	1 431	–	78.4	–	–	21.6	–
Uster, Poststrasse 12	196	10.4	sole ownership	1890		478	673	35.7	6.7	–	–	–	57.6
Uster, Poststrasse 14/20	462	1.9	sole ownership	1854	2000	2 449	3 191	63.4	12.5	3.8	–	19.5	0.8
Vernier, Chemin de l'Etang 72/Patio Plaza	3 903	49.5	sole ownership	2007		10 170	13 530	–	81.9	–	–	17.3	0.8
Vevey, Rue de la Clergère 1	751	–	sole ownership	1927	1994	717	3 055	–	88.8	–	–	11.2	–
Wabern, Nesslerenweg 30	431		sold 01.06.2023										
Wil, Obere Bahnhofstrasse 40	–		sold 01.01.2023										
Winterthur, Theaterstrasse 15a–c, 17	8 469	7.0	sole ownership	1999/ 2000/ 2004		15 069	37 231	–	71.3	0.5	–	22.0	6.2
Winterthur, Untertor 24	408	–	sole ownership	1960	2006	290	1 364	–	69.9	–	–	30.1	–
Worblaufen, Alte Tiefenaustrasse 6	7 763	–	sole ownership	1999		21 804	37 170	–	87.4	–	–	12.6	–
Zollikofen, Industriestrasse 21	1 639	–	sole ownership	2003	2016	2 906	7 263	–	73.6	3.1	–	23.3	–
Zollikon, Bergstrasse 17, 19	606	3.5	sole ownership	1989	2004	1 768	2 126	–	70.2	–	–	29.8	–
Zollikon, Forchstrasse 452–456	645	–	sole ownership	1984/ 1998		2 626	2 251	–	68.4	–	–	31.6	–
Zuchwil, Dorfackerstrasse 45/Birchi Centre	2 283	19.9	sole ownership land lease	1997		9 563	13 277	62.8	1.4	14.5	–	12.2	9.1

[3] Reclassified from properties under construction to investment properties after new construction

Properties

Property details as at 31.12.2023	Target rental and land lease income TCHF	Vacancy rate %	Ownership status	Built	Year of renovation	Site area m²	Overview of type of use: Total m² commercial units, excluding parking	Retail %	Offices, medical practice premises, etc. %	Hotel/gastronomy	Assisted living %	Storage facilities %	Other %
Zug, Zählerweg 4, 6/Dammstrasse 19/ Landis + Gyr-Strasse 3/Opus 1	5 975	0.6	sole ownership	2002		7 400	16 035	–	90.5	–	–	9.5	–
Zug, Zählerweg 8, 10/Dammstrasse 21, 23/Opus 2	7 823	0.7	sole ownership	2003		8 981	20 089	–	91.3	–	–	8.7	–
Zurich, Affolternstrasse 52/MFO building	–	–	sole ownership	1889	2012	1 367	2 776	–	53.1	25.8	–	21.1	–
Zurich, Affolternstrasse 54, 56/Cityport	9 478	–	sole ownership	2001		9 830	23 529	–	92.0	–	–	7.7	0.3
Zurich, Albisriederstrasse 203, 207, 243	1 899	12.2	sole ownership	1942–2003		13 978	11 623	–	60.8	22.7	–	15.4	1.1
Zurich, Albisriederstrasse/Rütiwiesweg/YOND	5 823	0.2	sole ownership	2019		9 021	18 506	4.4	89.1	–	–	6.3	0.2
Zurich, Bahnhofstrasse 42	2 562	–	sole ownership	1968	1990	482	2 003	42.7	44.6	–	–	12.7	–
Zurich, Bahnhofstrasse 69	1 863	8.2	sole ownership	1898	2007	230	1 127	10.8	74.7	–	–	14.2	0.3
Zurich, Bahnhofstrasse 106	1 642	3.1	sole ownership	1958		200	1 208	11.7	53.3	–	–	35.0	–
Zurich, Beethovenstrasse 33, Dreikönigstrasse 24	3 940	–	sole ownership	1966–1968	2013–2016	1 347	5 786	–	85.7	2.1	–	11.3	0.9
Zurich, Brandschenkestrasse 25	8 250	–	sole ownership	1910	2015–2017	3 902	17 164	–	–	70.6	–	29.4	–
Zurich, Carl-Spitteler-Strasse 68/70	4 213	–	sole ownership	1993		11 732	19 343	–	–	–	100.0	–	–
Zurich, Etzelstrasse 14	1 243	–	sole ownership	2017		1 809	2 135	–	–	–	100.0	–	–
Zurich, Flurstrasse 55/Medienpark	6 469	3.7	sole ownership	1979	2013–2015	8 270	24 162	1.7	70.4	4.1	–	23.7	0.1
Zurich, Flurstrasse 89	485	–	sole ownership	1949	2003	2 330	3 331	–	12.0	–	–	88.0	–
Zurich, Fraumünsterstrasse 16	4 993	0.9	sole ownership	1901	2017	2 475	8 588	15.4	73.9	–	–	10.7	–
Zurich, Giesshübelstrasse 15	1 379	0.9	sole ownership	1956	1999	1 713	2 854	–	88.2	–	–	11.8	–
Zurich, Hagenholzstrasse 60/SkyKey	11 556	–	sole ownership	2014		9 573	41 251	–	86.0	9.8	–	4.2	–
Zurich, Hardstrasse 201/Prime Tower	24 284	2.2	sole ownership	2011		10 451	48 097	0.7	87.4	5.5	–	6.3	0.1
Zurich, Hardstrasse 219/Eventblock Maag	1 194	3.5	sole ownership	1929–1978		9 507	7 183	–	21.7	–	–	76.2	2.1
Zurich, Josefstrasse 53, 59	4 120	0.7	sole ownership	1962/1972	2001	2 931	12 188	5.6	77.8	1.4	–	14.7	0.5
Zurich, Juchstrasse 3/West-Log	3 283	13.2	sole ownership	2021		7 733	17 343	1.3	43.2	–	–	54.7	0.8
Zurich, Jupiterstrasse 15/Böcklinstrasse 19	965	–	sole ownership	1900/1995	1996	1 630	1 829	–	–	–	100.0	–	–
Zurich, Kappenbühlweg 9, 11/Holbrigstrasse 10/ Regensdorferstrasse 18a	3 121	–	sole ownership	1991		9 557	14 790	–	–	–	100.0	–	–
Zurich, Maagplatz 1/Platform	7 195	–	sole ownership	2011		5 907	20 310	2.1	91.1	0.5	–	6.3	–
Zurich, Manessestrasse 85	2 339	16.9	sole ownership	1985	2012	3 284	8 285	–	71.2	–	–	24.6	4.2
Zurich, Müllerstrasse 16, 20[3]	2 775	–	sole ownership	1980	2023	3 864	15 897	–	86.5	–	–	10.9	2.6
Zurich, Nansenstrasse 5/7	2 395	1.2	sole ownership	1985		1 740	5 863	39.1	27.0	–	–	6.2	27.7
Zurich, Ohmstrasse 11, 11a	2 289	–	sole ownership	1927	2007	1 970	6 031	54.7	23.4	2.2	–	15.8	3.9
Zurich, Pfingstweidstrasse 51/Fifty-One	549	–	sole ownership bought 01.12.2023	2011		6 195	20 649	–	100.0	–	–	–	–
Zurich, Querstrasse 6	185	–	sole ownership	1927	1990	280	563	7.6	5.7	–	–	–	86.7
Zurich, Restelbergstrasse 108	366	–	sole ownership	1936	1997	1 469	672	–	–	–	100.0	–	–
Zurich, Seidengasse 1/Jelmoli	27 300	–	sole ownership	1898	2010	6 514	36 770	64.6	3.7	13.3	–	12.8	5.6
Zurich, Siewerdtstrasse 8	1 173	–	sole ownership	1981		1 114	3 687	–	91.1	–	–	8.9	–
Zurich, Sihlstrasse 24/St. Annagasse 16	1 712	5.0	sole ownership	1885	2007	1 155	2 799	3.9	70.7	15.5	–	6.2	3.7
Zurich, Steinmühleplatz 1/St. Annagasse 18/Sihlstrasse 20	3 873	0.3	sole ownership	1957	1999	1 534	6 277	10.9	67.7	2.2	–	18.0	1.2
Zurich, Steinmühleplatz/Jelmoli parking	3 003	–	sole ownership with concession	1972	2009	1 970	84	100.0	–	–	–	–	–
Zurich, Talacker 21, 23	3 106	2.3	sole ownership	1965	2008	1 720	4 903	9.6	64.2	–	–	26.2	–
Zurich, Vulkanstrasse 126	250	–	sole ownership	1942/1972/1979		4 298	2 273	–	17.1	–	–	82.9	–
Total properties	**468 349**	**3.9**				**1 055 980**	**1 592 278**	**16.2**	**44.3**	**7.2**	**7.6**	**21.6**	**3.1**

[3] Reclassified from properties under construction to investment properties after new construction

Building land

Property details as at 31.12.2023							Overview of type of use						
	Target rental and land lease income TCHF	Vacancy rate %	Ownership status	Built	Year of renovation	Site area m²	Total m² commercial units, excluding parking	Retail %	Offices, medical practice premises, etc. %	Hotel/gastronomy	Assisted living %	Storage facilities %	Other %
Augst, Rheinstrasse 54	106	–	sole ownership			10 958	1	–	–	–	–	–	100.0
Dietikon, Bodacher	23	–	sole ownership			13 293	1 375	–	–	–	–	–	100.0
Dietikon, Bodacher/Im Maienweg	–	–	sole ownership			4 249	4 240	–	–	–	–	–	100.0
Dietikon, Bodacher/Ziegelägerten	10	–	sole ownership			3 740	4 324	–	–	–	–	–	100.0
Meyrin, Route de Pré-Bois	35	–	sole ownership			10 183	372	–	79.0	–	–	–	21.0
Niederwangen b. Bern, Riedmoosstrasse 10	–	–	sole ownership			5 895	–	–	–	–	–	–	–
Oberbüren, Buchental/parking	15		sold 01.07.2023										
Spreitenbach, Joosäcker 7	37	–	sole ownership			16 256	7 759	–	–	–	–	–	100.0
Wangen b. Olten, Rickenbacherfeld	–		sold 01.01.2023										
Zurich, Oleanderstrasse 1	52	–	sole ownership			1 354	1 360	–	–	–	–	–	100.0
Total building land	**278**	**–**				**65 928**	**19 431**	**–**	**1.5**	**–**	**–**	**–**	**98.5**

Properties under construction and development sites

Property details as at 31.12.2023	Target rental and land lease income TCHF	Vacancy rate %	Ownership status	Built	Year of renovation	Site area m^2	Overview of type of use: Total m^2 commercial units, excluding parking	Retail %	Offices, medical practice premises, etc. %	Hotel/gastronomy	Assisted living %	Storage facilities %	Other %
Basel, Hochbergerstrasse 60/Stücki Park	5 874	14.3	sole ownership			10 222	30 421	–	42.9	0.1	–	57.0	–
Basel, Steinenvorstadt 5	300	–	sole ownership	1980		511	4 246	62.6	10.0	–	–	26.5	0.9
Berne, Stauffacherstrasse 131/Bern 131	–	–	sole ownership			8 237	–	–	–	–	–	–	–
Lancy, Esplanade de Pont-Rouge 5, 7, 9/Alto Pont-Rouge	883	–	sole ownership with 14/100 co-ownership			5 170	31 841	11.0	78.8	–	–	10.2	–
Olten, Solothurnerstrasse 201a/USEGO-Park	–		sold 15.12.2023										
Paradiso, Riva Paradiso 3, 20/Du Lac	–	–	sole ownership partial land lease			3 086	–	–	–	–	–	–	–
Plan-les-Ouates, Route de la Galaise 11A, 11B/Espace Tourbillon building A[4]	–	–	38/1000 co-ownership			–	–	–	–	–	–	–	–
Schlieren, Zürcherstrasse 39/JED Neubau	–	–	sole ownership			7 897	–	–	–	–	–	–	–
Total properties under construction and development sites	**7 057**	**11.9**				**35 123**	**66 508**	**9.3**	**58.0**	**–**	**–**	**32.6**	**0.1**
Overall total	**475 684**					**1 157 031**	**1 678 217**	**15.7**	**44.2**	**6.9**	**7.3**	**21.8**	**4.1**

[4] Sale 74/1000 of building A in year 2023, remaining 38/1000 of building A are trading properties

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Overall responsibility | Editing

Swiss Prime Site AG
Alpenstrasse 15
CH-6300 Zug
info@sps.swiss
www.sps.swiss

Advisory sustainability
Sustainserv GmbH, Zurich

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Headquarters
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Zurich Office
Swiss Prime Site AG
Prime Tower, Hardstrasse 201
CH-8005 Zurich

Geneva Office
Swiss Prime Site AG
Rue du Rhône 54
CH-1204 Geneva

Phone +41 58 317 17 17 | info@sps.swiss | www.sps.swiss